

# CALDERS

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- **UNIQUE ARCHITECT DESIGNED BUNGALOW**
- **ADAPTABLE ROOM USAGE**
- **QUIET CUL DE SAC**
- **LOUNGE**
- **KITCHEN**
- **DINING ROOM**
- **UTILITY ROOM**
- **MASTER BEDROOM / EN-SUITE**
- **DRESSING ROOM**
- **SECOND DOUBLE BEDROOM**
- **CLOAK ROOM**
- **FAMILY BATHROOM**
- **LARGE MONOBLOCK DRIVE WAY**
- **TWO SINGLE GARAGES**
- **TIMBER SHED**
- **GARDENS**



**An Taigh Dearg, 16A Inchyra Place, Dundee, DD3 9QX**  
**Offers Over £230,000**

We are delighted to bring to the market this spacious, well presented, architect designed bungalow. Located in a quiet Cul-de-sac in the popular residential area of Downfield. It is ideally situated for local amenities, schooling, and transport links.

The property is unique and was designed for the current owner and makes the most of its south facing orientation. The home has a bright and airy feel with large rooms. The room usage is adaptable and would suit families or someone running a business from their home.

The accommodation comprises of entrance hall, inner hallway, kitchen, utility room, cloakroom, dining room, lounge, master bedroom suite, double bedroom 2, family bathroom. The master bedroom suite is impressive comprising of the bedroom, separate dressing room and large en-suite bathroom.

Externally the front garden has been laid entirely to Monoblock providing extensive off-street parking. In addition, the two large garages offer a workshop and office space which would make it ideal for anyone looking to operate a business from home. Or alternatively there would be plenty room for parking a caravan or motorhome at the property.

This is a unique property and therefore viewing is highly recommended in order to appreciate the quality and versatility of this particular property.

#### **Entrance hall – 2.80m x 1.45m**

#### **(9ft 2" x 4ft 9") Approx**

A timber and glazed front door gives access to the entrance hallway with glazed panels. There is access to the kitchen and a small inner reception hall (3m x 2.5m) (9ft 10" x 8ft 2") which leads to the lounge, there is a hatch for accessing the roof space.



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**Lounge – 6.2m x 3.90m**

**(20ft 4" x 12ft 10") Approx**

This spacious bright lounge is fully glazed to the front. Double patio doors give access to the Monoblock front garden. Wall mounted flame effect electric fire and window overlooking the rear of the property offering glimpses of the open countryside beyond.

From the living room a door leads to a corridor which then gives access to the bedrooms and family bathroom.



**Kitchen – 4.60m x 4.50m (at widest point)**

**(15ft 1" x 14ft 9") Approx**

A large bright modern kitchen with ample wall and base units in light grey. There are light coloured quartz style worktops with black composite sink with drainer. Chrome mixer tap. Electric Halogen Hob and built in stainless steel electric Tower Oven and microwave and integrated fridge freezer. Slate effect laminate flooring.



**Utility room – 2.95m x 2.00m**

**(9ft 8" x 6ft 7") Approx**

Fully tiled utility room with a run of wall and base units providing excellent storage. Sink with drainer and mixer tap. Free standing washing machine. Potterton gas boiler. Doorway leading to the outside of the property.



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## **Cloakroom – 1.10m x 2.50m**

**(3ft 7" x 8ft 2") Approx**

Fully tiled cloakroom with grey WC and wash hand basin. Velux window.

## **Dining room – 3.00m x 3.65m**

**(9ft 10" x 11ft 12") Approx**

Located to the rear of the property with direct access from both the kitchen and lounge, this good-sized dining room has a window overlooking the rear of the property.



## **Master bedroom – 4m x 3m**

**(13ft 1" x 9ft 10") Approx**

Large master bedroom with corner window overlooking the front of the property. Limed oak wardrobes with mirrored sliding doors are to be included in the sale. A doorway leads to the dressing room.



## **Dressing room - 3.50m x 1.75m**

**(11ft 6" x 5ft 9")**

Large bright dressing room with Velux window. One wall is fitted with full height wardrobes providing excellent hanging and shelving space.

## **En-suite – 3.50m x 3.40m**

**(11ft 6" x 11ft 2") Approx**

Large fully tiled en-suite bathroom with low-profile walk-in shower. Glazed and chrome screen and mixer shower. The w.c. coloured wash and basin are set into a large vanity unit with under sink storage cupboards, large mirror with task lighting, fitted hairdryer and full height side cupboard providing additional storage.



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## Bedroom 2 – 4.60m x 3.70m (At widest point)

(15ft 1" x 12ft 2") Approx

Good sized double bedroom overlooking the rear of the property. There are light oak double hanging wardrobes with drawers underneath. Cupboard containing hot water cylinder.

## Family bathroom - 2.70m x 1.40m

(8ft 10" x 4ft 7")

Fully tiled bathroom with Velux window fitted with WC and wash hand basin in champagne and a large low profile shower tray. Sliding chrome and glass doors. Mira electric shower. The shower area has been fitted with wet wall.

## Externally

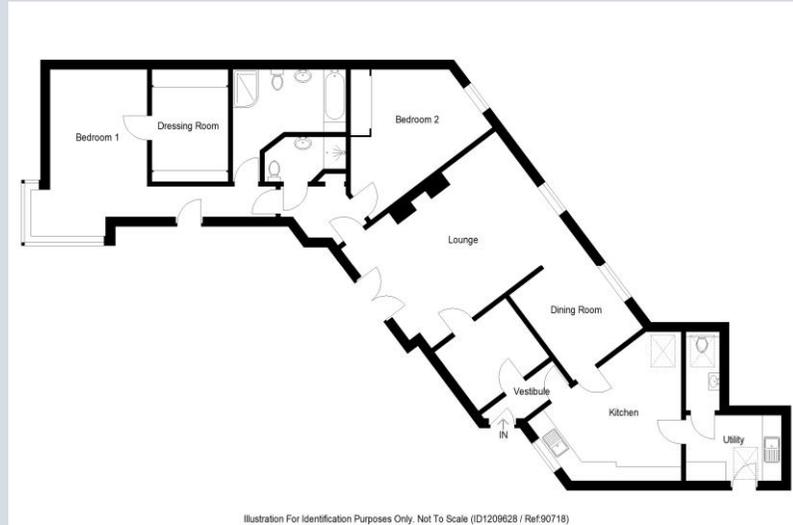
The front of the property has been made mostly to Monoblock for ease of maintenance and to provide ample car parking.

There are two large single garages fitted with electric roller shutter doors (8.30m x 3.80m and 5.00m x 4.00m) (27ft 3" x 12ft 6" and 16ft 5" and 13ft 1"). The small garage has a small office space at the rear and the larger one has an attached timber building (6.40m x 3.75m) (20ft 12" x 12ft 4") which provide workshop space and further office accommodation.

The rear garden has a timber garden shed and has been laid to gravel for ease of maintenance. There is also a rotary clothes dryer and a small patio seating area.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: [admin@calders.com](mailto:admin@calders.com)

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