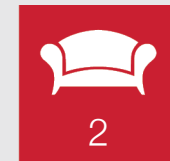




22 Menzieshill  
Road,

Dundee, DD2 1PU





## Summary

Welcome to this spacious detached home in Dundee, ideally positioned close to schools, shops, and transport links, with convenient access to the city centre and surrounding commuter routes. The home offers flexible family accommodation, including a bright, sunny and spacious living room with a fireplace and garden views, a west-facing dining room interconnected via French doors to a dual-aspect sunroom, and a fitted kitchen with garden access. There are four double bedrooms, two with built-in storage, alongside a ground-floor shower room and first-floor WC. Enclosed gardens with outdoor seating create an attractive outdoor setting, while a gated driveway and garage provide excellent parking. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

## Features

- Detached house in Dundee
- Entrance hall with stairwell
- South-facing living room with fireplace
- West-facing dining room
- Double-aspect sunroom with scenic garden views
- Kitchen with fitted units and garden access
- Four double bedrooms (two with built-in storage)
- Ground-floor shower room with towel warmer
- First-floor WC with a bidet
- Mature private gardens with outdoor seating
- Private, gated driveway and garage parking
- Gas central heating and double glazing



“A four-bedroom detached home in sought-after Dundee, boasting two reception rooms, a spacious kitchen and two bathrooms.”



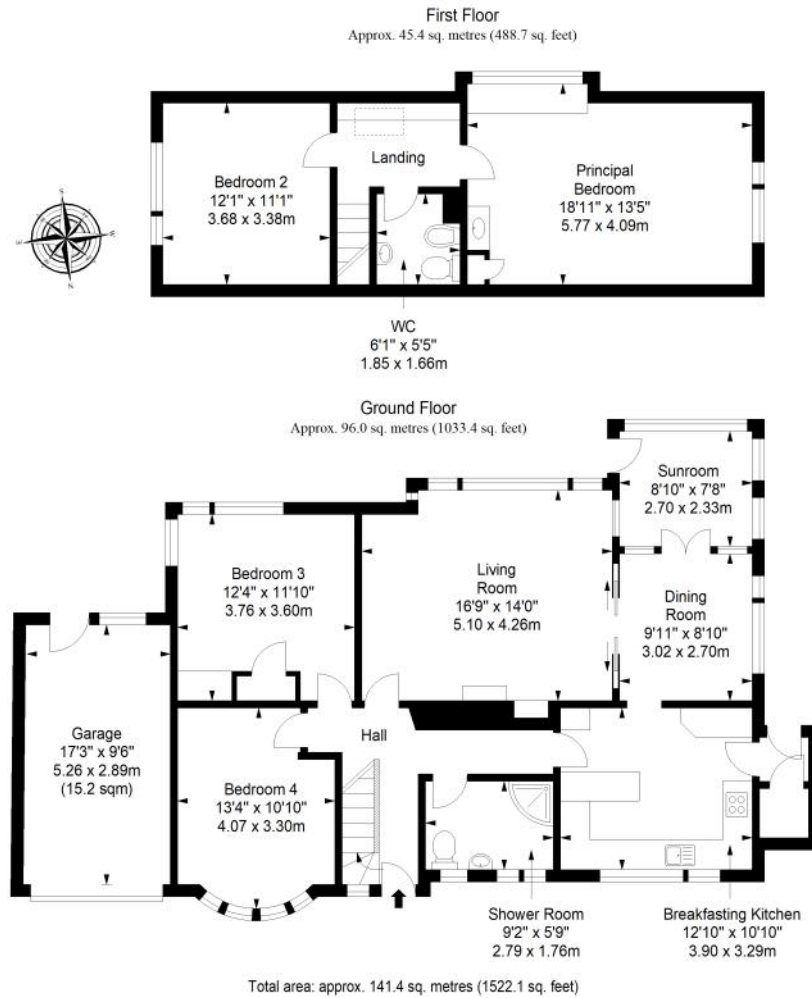




“This spacious home boasts well-kept thriving gardens with mature planting, outdoor seating spaces and a sunny aspect to the rear, as well as excellent private parking.”



# Floorplan





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