






40 Glamis Road,
Dundee DD2 1TU



Beautifully presented four bedroom semi detached villa in the sought after West End of Dundee

 4 Bed  2 Bath  2 Reception

Situated in the ever-popular Glamis Road, this beautifully presented four-bedroom semi-detached villa offers spacious and versatile family accommodation in a highly desirable location. Ideally positioned for easy access to a wide range of local amenities, including shops, reputable schools, regular commuter bus services, and Ninewells Teaching Hospital, this superb home is sure to appeal to a variety of buyers.

The well-proportioned accommodation comprises a welcoming vestibule leading into a hallway with a useful understair storage cupboard. To the front of the property is a spacious sitting room featuring a beautiful bay window and a living flame gas fire, creating a warm and inviting atmosphere. A second public room provides a lovely lounge area, also benefitting from a living flame gas fire. The ground-floor double bedroom, currently utilised as a dining room, enjoys patio doors opening directly onto the rear garden and offers excellent flexibility to suit individual requirements.

A particular feature of the property is the extended modern dining kitchen, fitted with a range of contemporary units and integrated appliances. Large picture windows flood the room with natural light while providing attractive views over the rear garden. Completing the ground floor is a family bathroom fitted with a shower over the bath.

Upstairs, there are three double bedrooms, all benefitting from built-in storage, together with a convenient shower room.

Further benefits include double glazing, gas central heating, and attic storage space. Included in the sale are all floor coverings, blinds, and light fittings while the dining room furniture is available under separate negotiation.

Externally, the property enjoys a well-maintained front garden and a driveway leading to the garage. The garage is equipped with power, lighting, an electric door, and a useful workshop area to the rear. The beautifully landscaped rear garden has been thoughtfully designed, featuring a generous patio area leading to a well-kept lawn, an abundance of mature plants and shrubs, and a productive apple tree, creating a wonderful outdoor space to enjoy throughout the year.

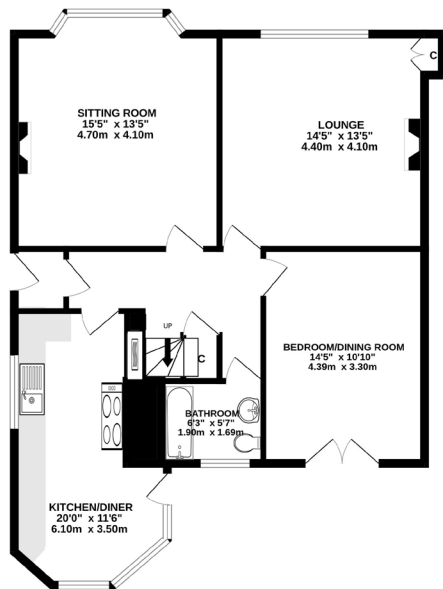
Offering excellent family accommodation in a prime residential location, early viewing is highly recommended to fully appreciate the quality and flexibility of the home on offer.

Features

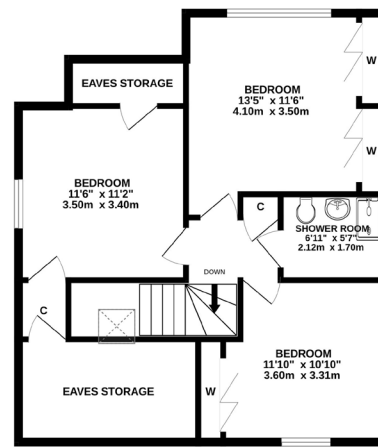
- Hallway
- Lounge
- Sitting Room
- Bedroom 4/ Dining Room
- Dining Kitchen
- Three Double Bedrooms
- Family Bathroom
- Shower Room
- Garage
- Drive
- Gardens
- EPC Rating D

Offers Over £300,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

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