



4 Whitefauld Road,
Dundee, DD2 1RP



Exceptionally spacious, semi-detached house in showhome condition, close to schools and amenities perfect for the growing family

 5 Bed  3 Bath  2 Reception

Presented in true showhome condition, this beautifully refurbished semi-detached bungalow offers spacious and versatile accommodation ideally suited to family living.

Situated in the West End on the popular Whitefauld Road, the property enjoys a convenient location close to a wide range of local amenities, including shops, schools and leisure facilities, with regular public transport providing easy access to Dundee city centre.

The accommodation comprises a welcoming entrance hallway with two built-in storage cupboards, one of which is plumbed for a washing machine. The bright, south-facing lounge features an attractive fireplace and direct access to a terrace enjoying delightful views. There is also a separate dining room, which could equally serve as a fifth bedroom, and a well-appointed kitchen fitted with integrated appliances including a hob, oven, extractor hood, fridge, freezer and dishwasher. The lower-level further benefits from a family bathroom and one double bedroom. Upstairs, there are three additional bedrooms, two of which feature contemporary en-suite shower rooms. Externally, the front garden is laid mainly to lawn and incorporates a paved driveway providing off-street parking and access to the single garage. To the rear, the enclosed south-facing garden offers a lawn, a paved patio ideal for outdoor entertaining, and an elevated terrace with stylish glass balustrading, enjoying attractive views towards the River Tay.

Additional benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings and the integrated kitchen appliances as specified.

This exceptional home has been finished to an outstanding standard throughout. Early viewing is highly recommended to fully appreciate the quality, space and presentation on offer.

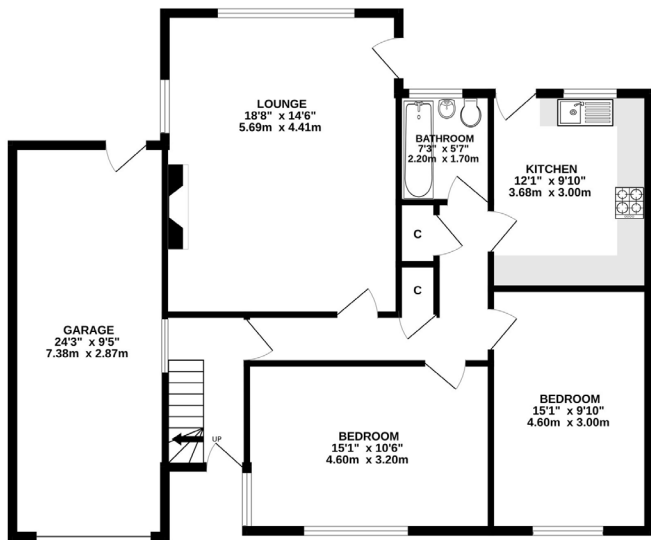
Features

- Entrance hall
- Lounge
- Dining Room/Bedroom 5
- Kitchen
- Four bedrooms (2 x E/S)
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating D

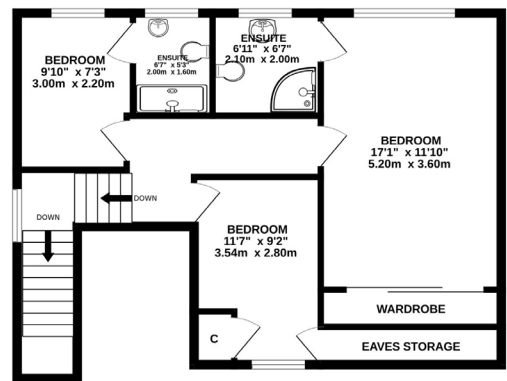
Offers Over £395,000

Home Report Value £400,000

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 is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including

the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.