



Substantial detached bungalow in the Downfield area perfect for the growing family

 4 Bed  2 Bath  2 Reception

This beautifully refurbished detached bungalow offers spacious and versatile family accommodation over two levels, set within the highly sought-after residential area of Downfield. Conveniently located close to a wide range of local amenities, including reputable schools, shops, leisure facilities and excellent transport links, the property provides easy access to Dundee city centre by both car and public transport.

Finished to a high standard throughout, the accommodation comprises on the ground floor an entrance vestibule leading into a welcoming reception hallway, a bright and generously proportioned lounge, a modern kitchen fitted with a range of integrated appliances, the dining room provides an excellent space for entertaining, featuring an attractive fireplace with stove and fitted shelving to the side, three good-sized bedrooms, and a contemporary shower room. The upper level is dedicated to the impressive principal bedroom, which benefits from an adjoining dressing room that could also serve as a nursery or home office, together with a stylish family bathroom fitted with a white suite. Externally, the property enjoys attractive gardens to both the front and rear. The front garden is predominantly laid to lawn with mature planted borders, while a private driveway with electric charging point provides convenient off-street parking. The fully enclosed rear garden offers an excellent outdoor retreat, featuring paved patio areas, lawn and established borders. A substantial summerhouse with adjoining storage shed adds further appeal and could be utilised as a home office, entertaining space, bar, gym or hobby room. Additional benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, window blinds where fitted, integrated hob, oven, extractor hood, dishwasher, fridge, freezer, and the summerhouse.

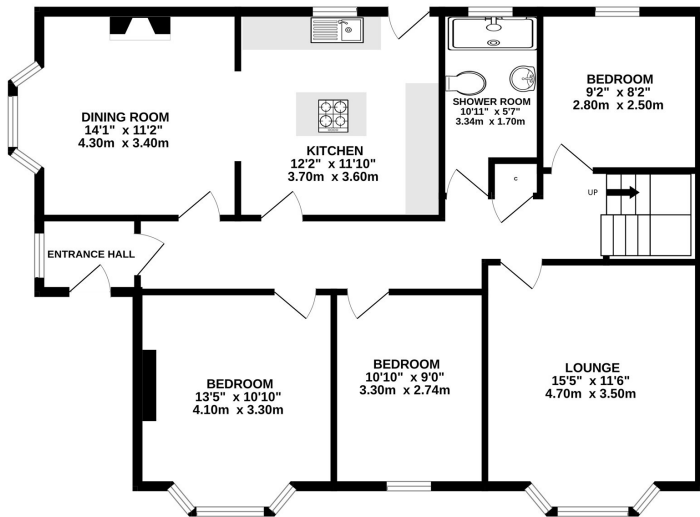
This outstanding home is expected to attract interest from a variety of purchasers. Early viewing is highly recommended to fully appreciate the quality of accommodation and superb standard of presentation on offer.

Features

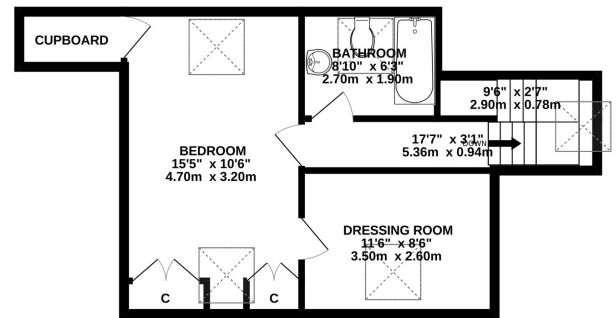
- Entrance vestibule & reception hall
- Lounge
- Dining room
- Kitchen
- Four bedrooms
- Dressing room/nursery
- Bathroom
- Shower Room
- Gas central heating
- Double glazing
- Driveway & Gardens
- EPC Rating D

Offers Over £275,000

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:

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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.