



*Two-bedroom semi-detached bungalow with garage,  
pressed concrete drive and enclosed rear garden*



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This well-proportioned two-bedroom semi-detached bungalow offers comfortable single-level living with excellent future potential.

# THE LOUNGE



The property features a spacious lounge with ample room for both living and dining furniture, creating a bright and practical main living area.

# THE KITCHEN



The modern fitted kitchen is well laid out with good storage and worktop space, ideal for everyday convenience.





There are two generous bedrooms, both benefiting from built-in storage, ensuring functionality without compromising floor space. A good-sized bathroom completes the internal accommodation. A particularly attractive feature of this home is the loft space, which is ripe for conversion (subject to the appropriate permissions), offering significant scope to expand and add value.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



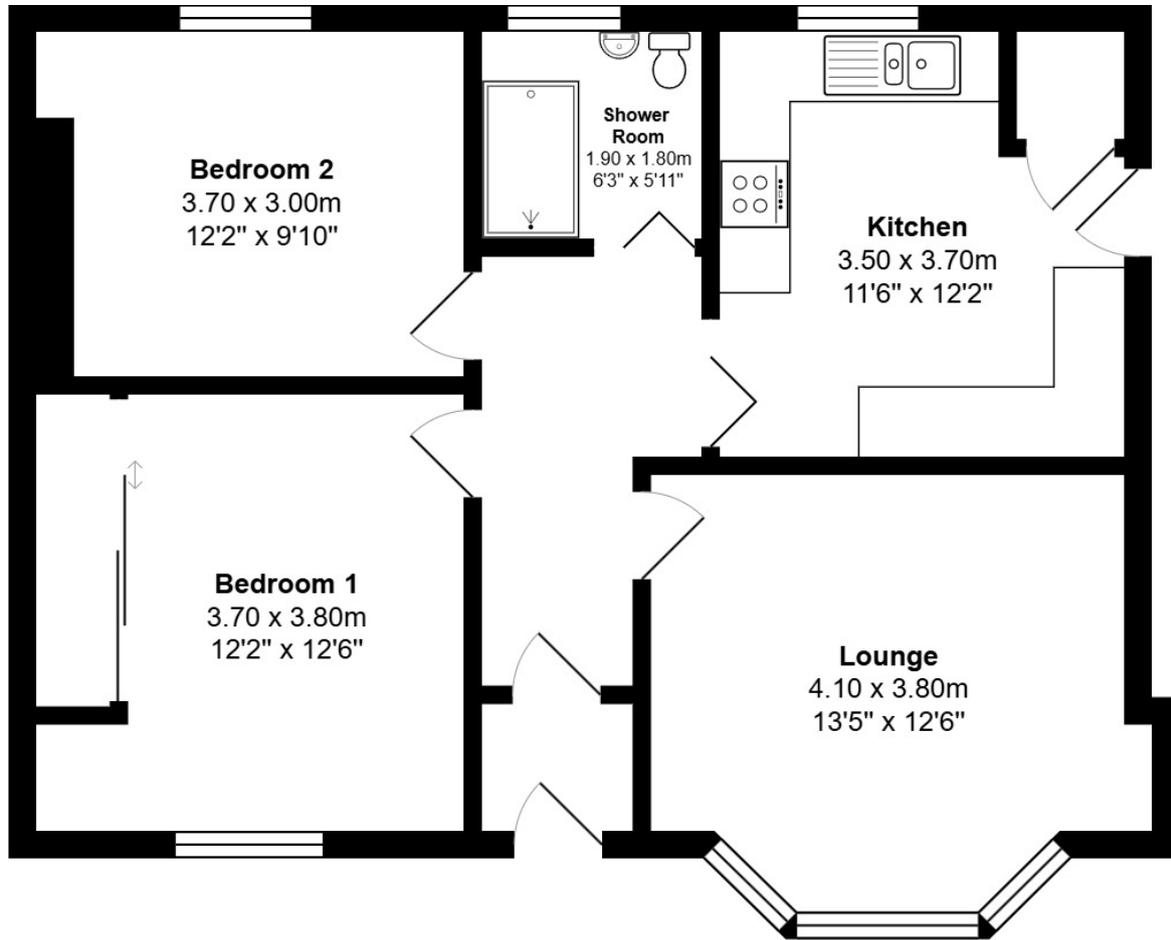
Externally, the property benefits from a low-maintenance pressed concrete driveway to the front, providing off-street parking, along with a garage for additional storage or secure parking. The rear garden is mainly laid to grass, offering a manageable outdoor space with potential for landscaping or extension.

A bungalow with elegant proportions and future flexibility. This home is offered to the market with no onward chain, enabling a straightforward purchase process.

# EXTERNALS

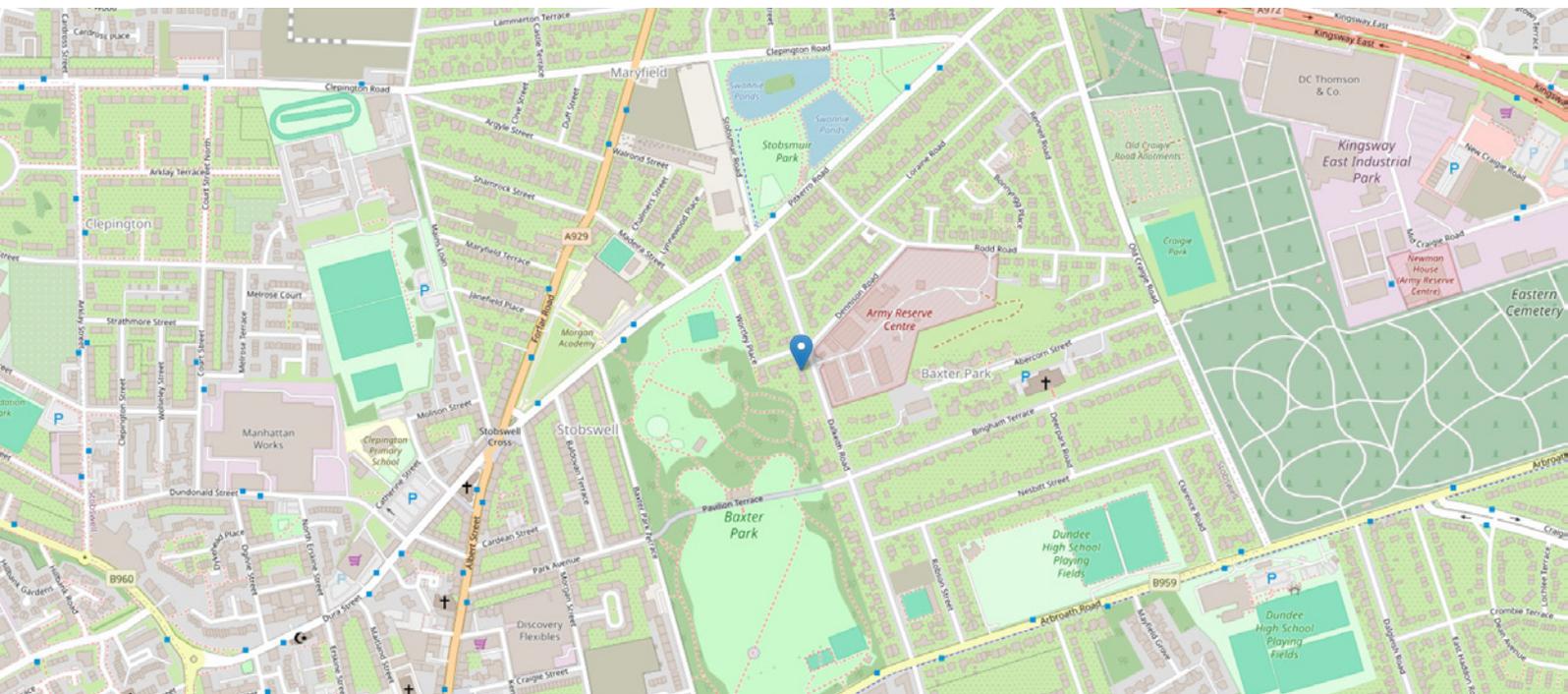


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated in a popular residential area to the east of Dundee, this property enjoys convenient access to a wide range of amenities and transport links. The location offers straightforward access to Ninewells Hospital via the Kingsway, making it practical for healthcare professionals. Both the University of Dundee and Abertay University are easily reached by car or regular public transport services.





For shopping, residents benefit from proximity to local convenience stores and supermarkets, with larger retail options available at The Stack Retail Park and Tesco Extra on Kingsway. The Gallagher Retail Park is also within easy reach. Excellent commuter links are available via the Kingsway dual carriageway, connecting directly to the A90 for Perth and Aberdeen. Regular bus routes operate locally, providing convenient access to Dundee city centre and surrounding districts.

This is a well-connected yet established residential setting, ideal for a range of buyers.



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