

# 15 Lochinver Crescent

DUNDEE, ANGUS, DD2 4UG



*DETACHED CHALET BUNGALOW WITH FLEXIBLE  
ACCOMMODATION OVER TWO LEVELS*



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McEwan Fraser Legal is delighted to present this beautifully presented home. This detached chalet bungalow offers flexible accommodation arranged over two levels, well-suited to a range of lifestyle needs. The entrance vestibule opens into a central hallway providing access to the main ground-floor rooms. The lounge is a comfortable and well-proportioned living space, complemented by a separate dining room which lends itself to both everyday use and more formal occasions.







Also on the ground floor is a bedroom, allowing for single-level living if required, together with a kitchen offering good workspace and storage, and a shower room fitted with a WC. The layout supports practical family living while also appealing to buyers seeking adaptability for future needs.















The attic floor provides two further bedrooms along with a useful store, offering additional space for family members, home working or hobbies. Overall, the property combines traditional chalet bungalow design with a layout that remains relevant and functional.

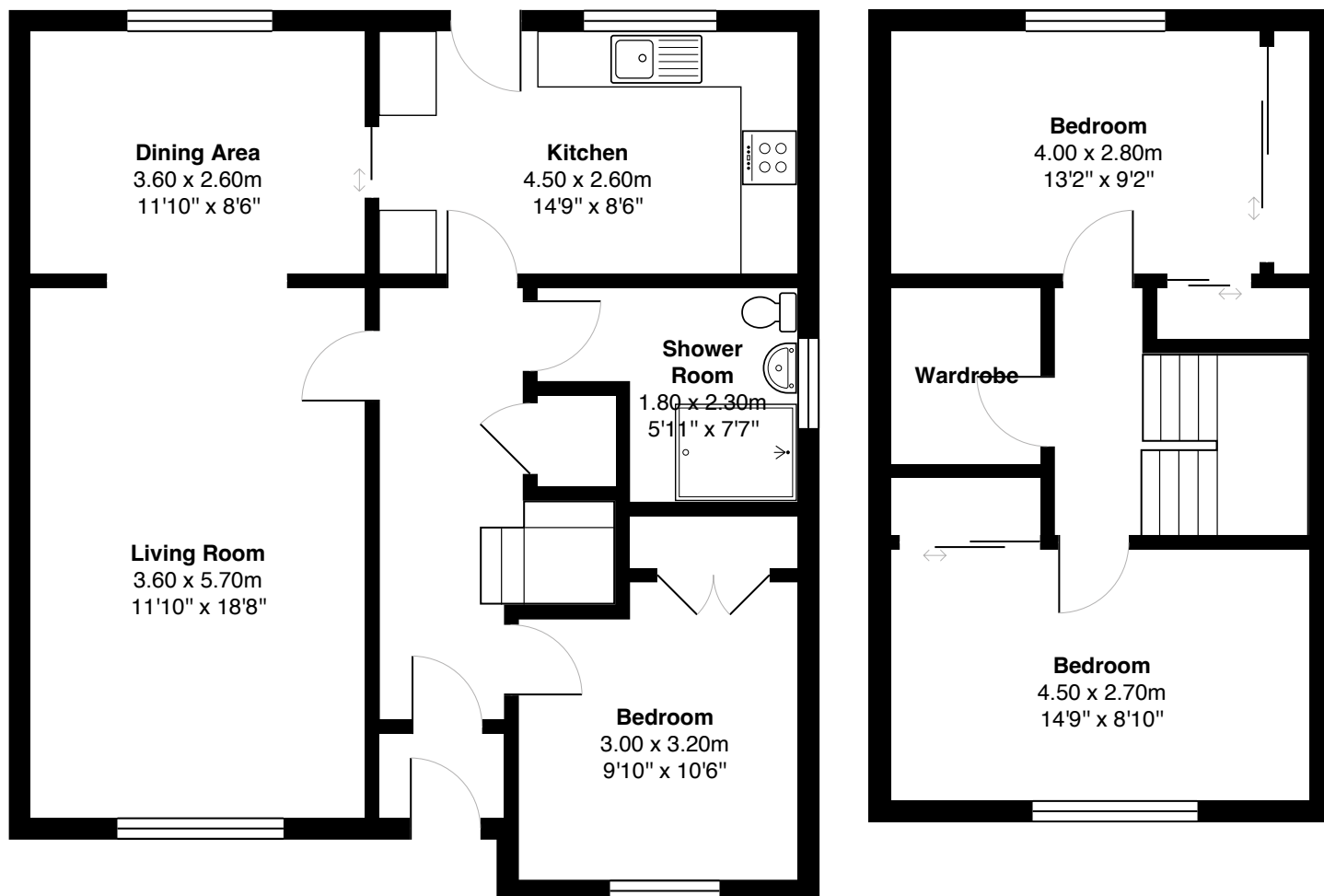






**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>

EPC Rating: D

## Floor Plan





Externally, there is a sweeping drive capable of parking for several cars and a double garage. The gardens are well-maintained and offer a great space for relaxing.





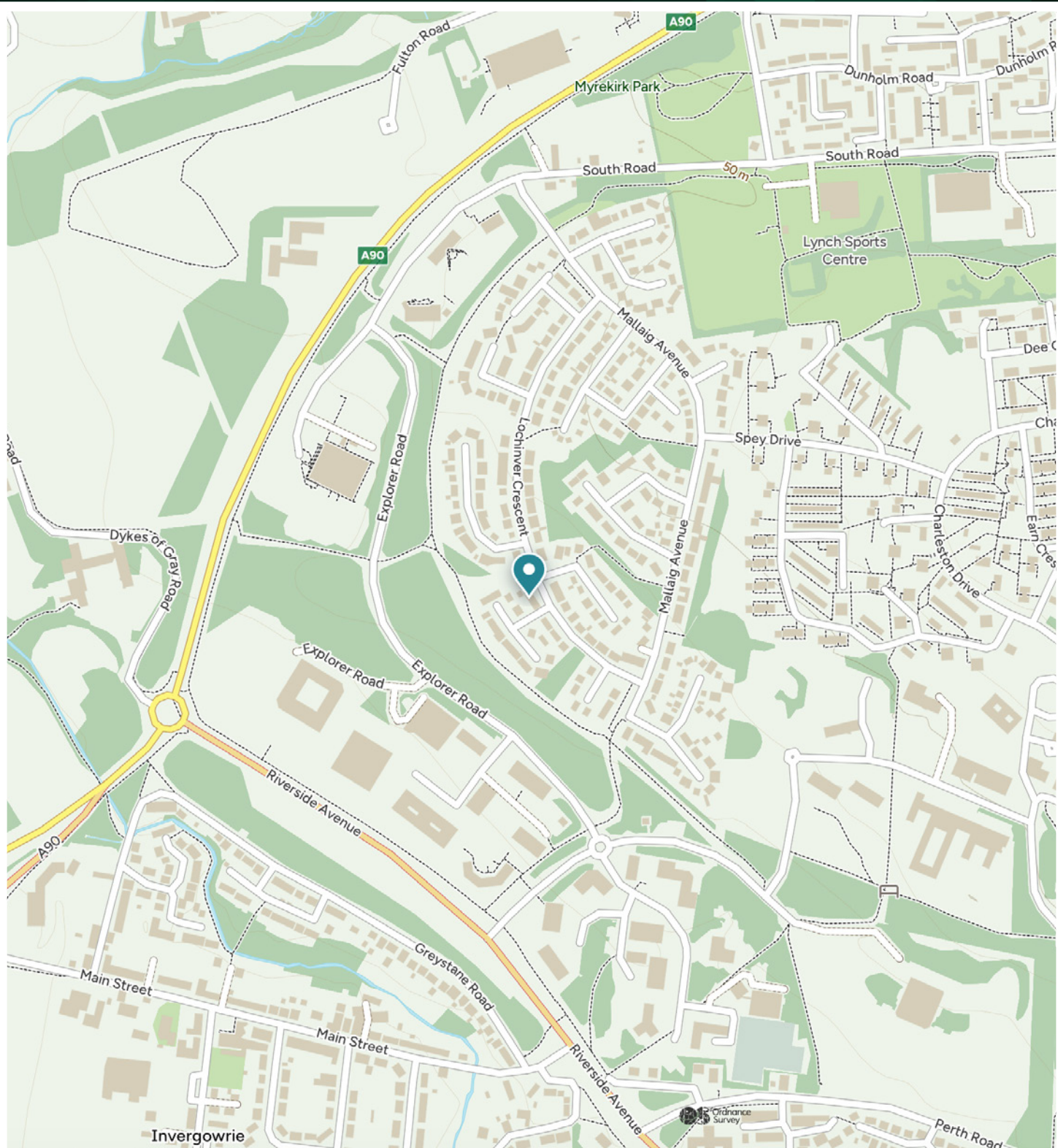


The property is situated within the established Gowrie Park estate on the west side of Dundee, an area recognised for its settled residential character and consistent style of housing. This location is particularly attractive to families and downsizers, benefiting from a quieter setting while remaining well connected to the city. Local shopping facilities are available for everyday requirements, with larger supermarkets and retail parks accessible within a short drive. Educational provision includes a selection of primary and secondary schools serving the west of the city, while recreational facilities, parks and green spaces are also close at hand.

Public transport services operate regularly, providing straightforward access to Dundee city centre, Ninewells Hospital and the universities. Road links to the Kingsway and A90 make this an efficient base for commuting both within the city and across Tayside.

## The Location





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