



HARMONY HOMES
ESTATE AGENCY



165 Arbroath Road, Dundee, DD4 6LN

Offers over £275,000



4



2



2





Offers over £275,000

165 Arbroath Road

Dundee, DD4 6LN

Nestled in the sought-after area of Arbroath Road in Dundee, this charming detached home offers a perfect blend of space, comfort, and convenience. Boasting 2 reception rooms and 4 bedrooms, including a master bedroom with an ensuite, this property is ideal for those seeking a generous living space.

The property's layout includes a lounge with a delightful sunroom, providing a tranquil spot to relax and unwind. The sunroom's doors open up to a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Conveniently located within a short distance to Dundee city centre, Broughty Ferry, and the Kingsway, this cottage offers easy access to a variety of amenities and attractions. Additionally, the presence of a detached garage and a driveway at the side of the property adds to the practicality and appeal of this charming home.

If you are looking for a spacious and well-located property in Dundee, this cottage on Arbroath Road is sure to capture your interest. Don't miss out on the opportunity to make this lovely house your new home.



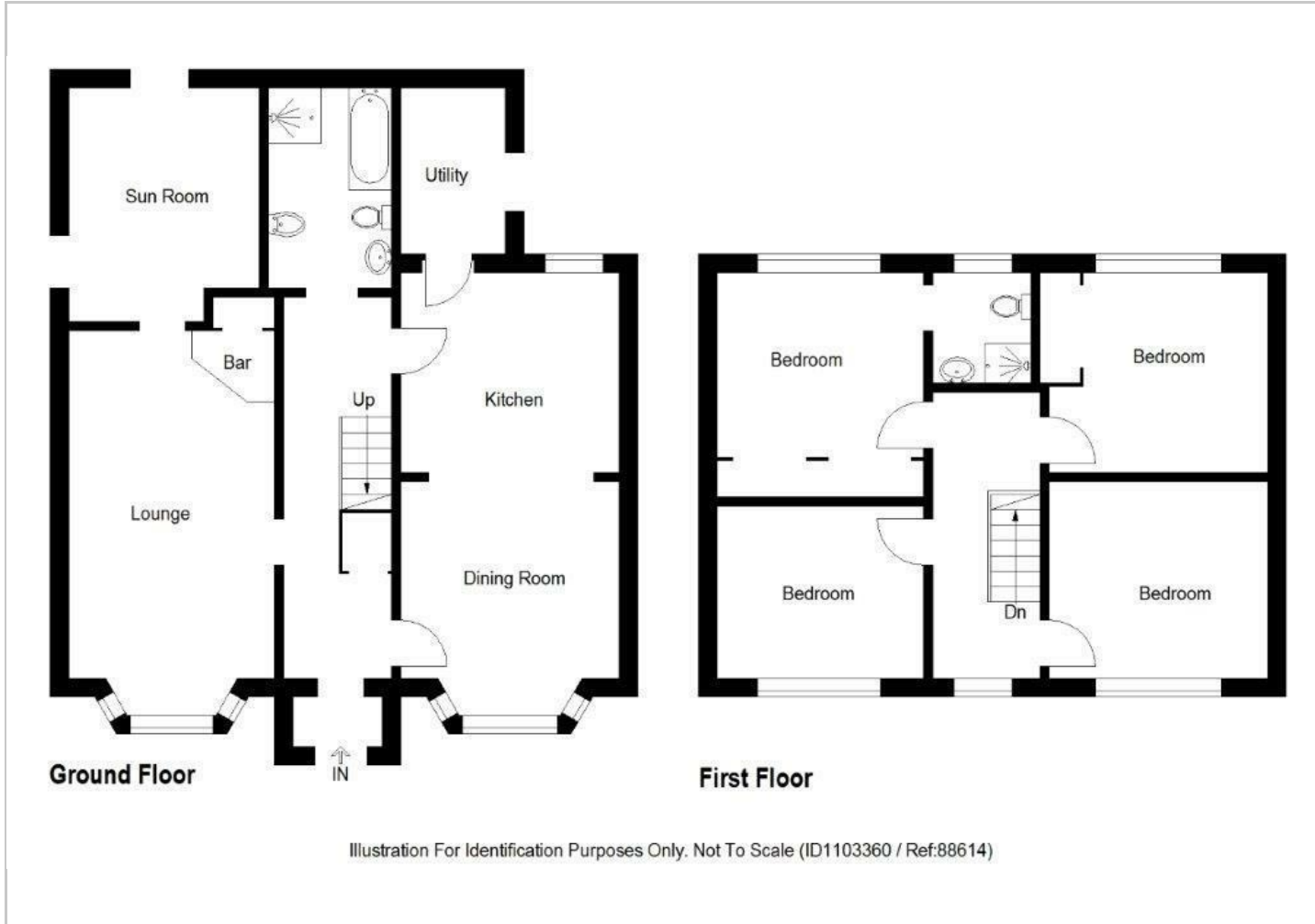


Directions

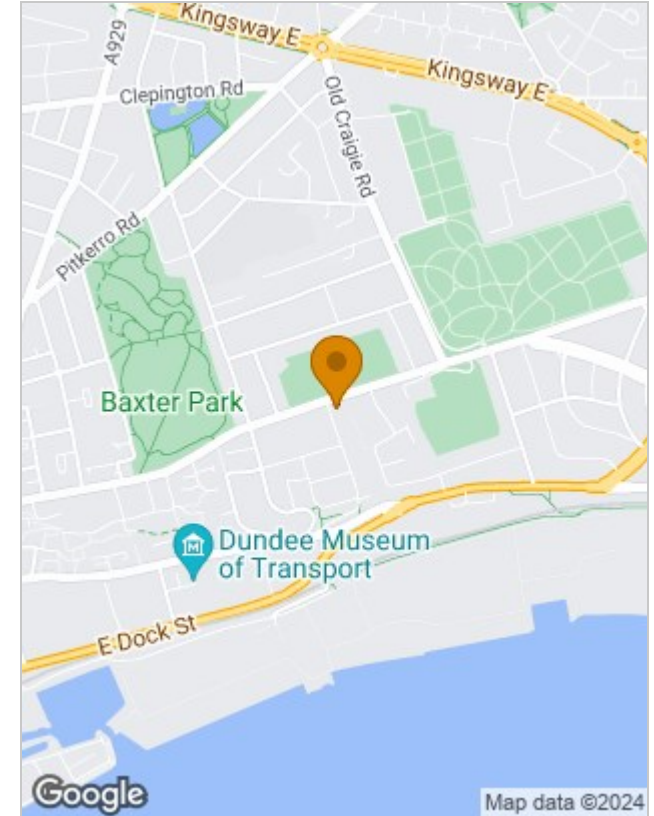




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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