

Simple Approach



Estate Agents



**39 Rosamunde Pilcher Drive, Dundee  
DD2 5EF**

**Offers over £324,995**

Simple Approach are delighted to welcome this beautifully presented, detached bungalow on Rosamunde Pilcher Drive to the Dundee residential sales market. Set within the ever desirable village of Longforgan this lovely home enjoys a family friendly location without compromising the benefit of being close to all local amenities along with being just a short drive away from Dundee City Centre. Rosemunde Pilcher Drive offers spacious accommodation set across one accessible floor, comprising of; a welcoming entrance, a bright front facing lounge with large windows allowing for plentiful natural light to floor the floor, a sizeable fitted kitchen, useful utility room, a dining room, three generous bedrooms with a master ensuite and a further family bathroom.

Externally the property sits on an impressive plot of land with well manicured garden grounds to the front and rear of the house. Practical attributes include gas central heating, double glazing, a large private driveway and double garage. This beautiful home is the ideal purchase for any growing family or mature couple seeking a peaceful, family friendly location in excellent move in condition throughout. Viewing is essential to appreciate the fantastic property on offer.

**lounge**

18'9" x 14'7" (5.72 x 4.45)

**kitchen**

14'9" x 9'10" (4.50 x 3.01)

**Utility**

7'6" x 5'4" (2.29 x 1.65)

**Dining Room**

13'3" x 9'10" (4.04 x 3)

**Master bedroom**

14'5" x 10'8" (4.41 x 3.26)

**en-suit**

9'9" x 5'1" (2.99 x 1.57)

**Bedroom 2**

9'7" x 11'0" (2.94 x 3.36)

**Bedroom**

10'5" x 9'10" (3.20 x 3.01)

**Bathroom**

9'9" x 6'8" (2.98 x 2.04)

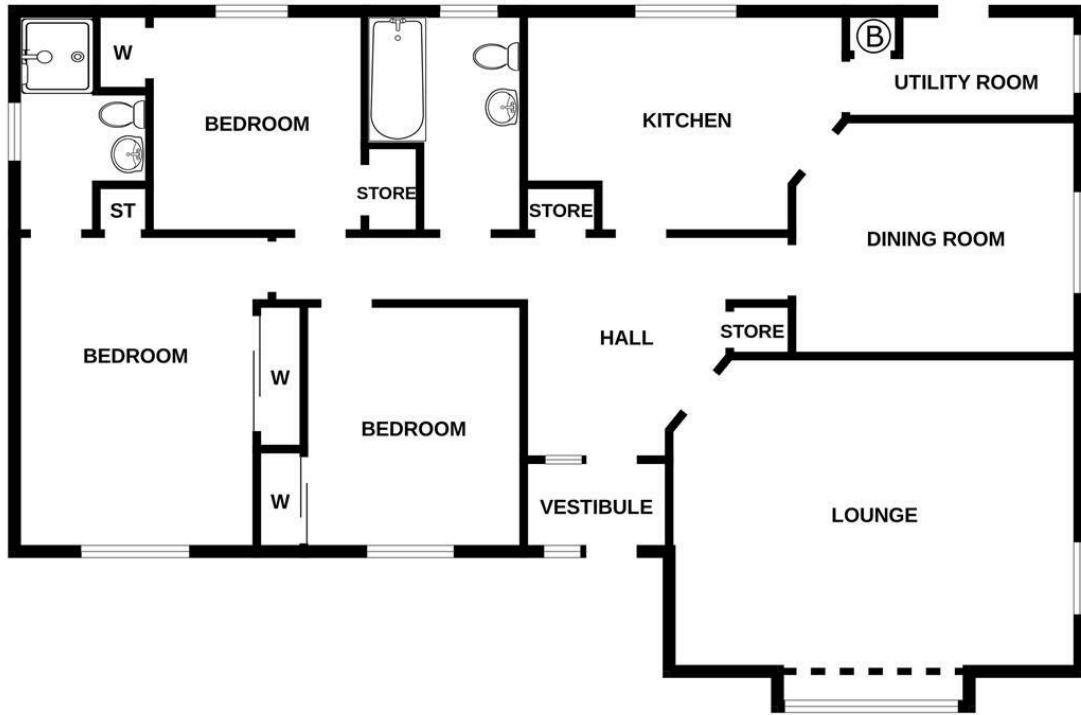




- Detached Bungalow
- Dining Room
- Useful Utility Room
- Impressive Rear Garden
- Ideal Family Home
- Bright Front Facing Lounge
- Large Private Driveway & Double Garage
- Three Generous Bedrooms
- Fitted Kitchen
- Gas Central Heating & Double Glazing



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	