

Simple Approach



Old Railway Station Drumsturdy Road, Dundee

DD5 3NZ

Offers over £334,995

Simple Approach are pleased to welcome this well presented, detached bungalow to the residential sales market. Set within a highly sought after location, this lovely property comes to the market in excellent move in condition throughout. Offering spacious accommodation set across one accessible floor, the property is the ideal purchase for any growing family, couple or mature buyer seeking a sizeable home set within a peaceful location. The property comprises of; a bright front facing lounge, dining area, a large conservatory, three generous bedrooms, a master ensuite, master dressing room and a further family bathroom completes the interior of this home. Externally the property is set upon an impressive plot of land with a sizable private driveway, a double garage and a well maintained rear garden with beautiful countryside views. Practical attributes include oil fired central heating and double glazing throughout. Viewing is essential to appreciate all that is on offer at Old Railway Station, Drumsturdy Road.

Lounge

16'11" x 13'6" (5.17 x 4.14)

Kitchen

19'2" x 9'9" (5.86 x 2.98)

Utility

9'4" x 9'1" (2.87 x 2.79)

Dining Room

12'5" x 9'6" (3.79 x 2.90)

Conservatory

15'3" x 10'7" (4.66 x 3.23)

Conservatory

10'2" x 10'4" (3.12 x 3.15)

Bedroom

21'10" x 15'9" (6.66 x 4.82)

Dressing Room

6'11" x 5'3" (2.13 x 1.62)

En-Suite

8'5" x 8'7" (2.57 x 2.64)

Bedroom

9'9" x 14'4" (2.98 x 4.39)

Bedroom

9'9" x 9'4" (2.99 x 2.87)

Bathroom

6'7" x 9'9" (2.02 x 2.99)

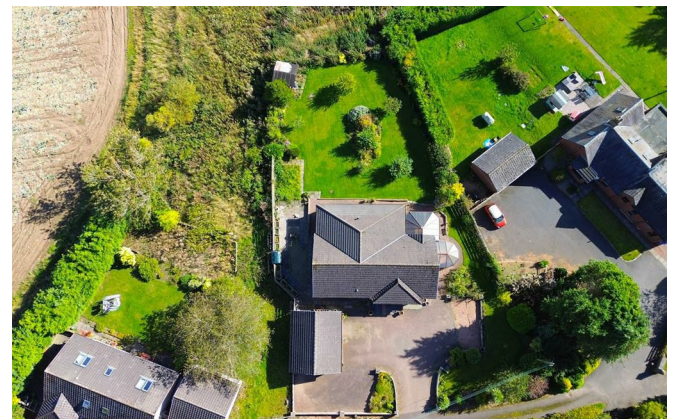




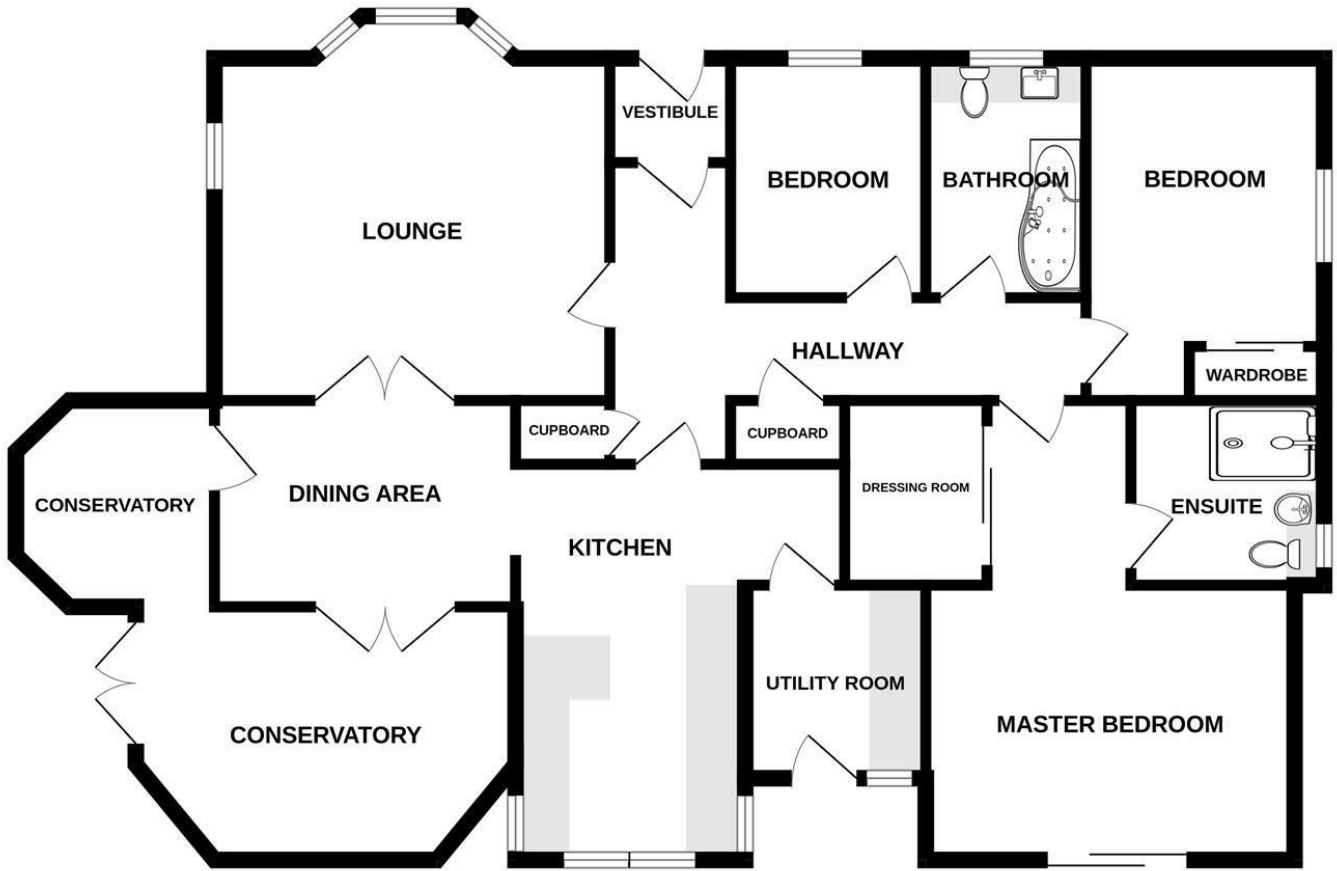
- Detached Bungalow
- Bright & Spacious Lounge
- Large Private Driveway & Double Garage
- Highly Sought After Residential Location

- Impressive Plot
- Large Conservatory
- Well Maintained Rear Garden

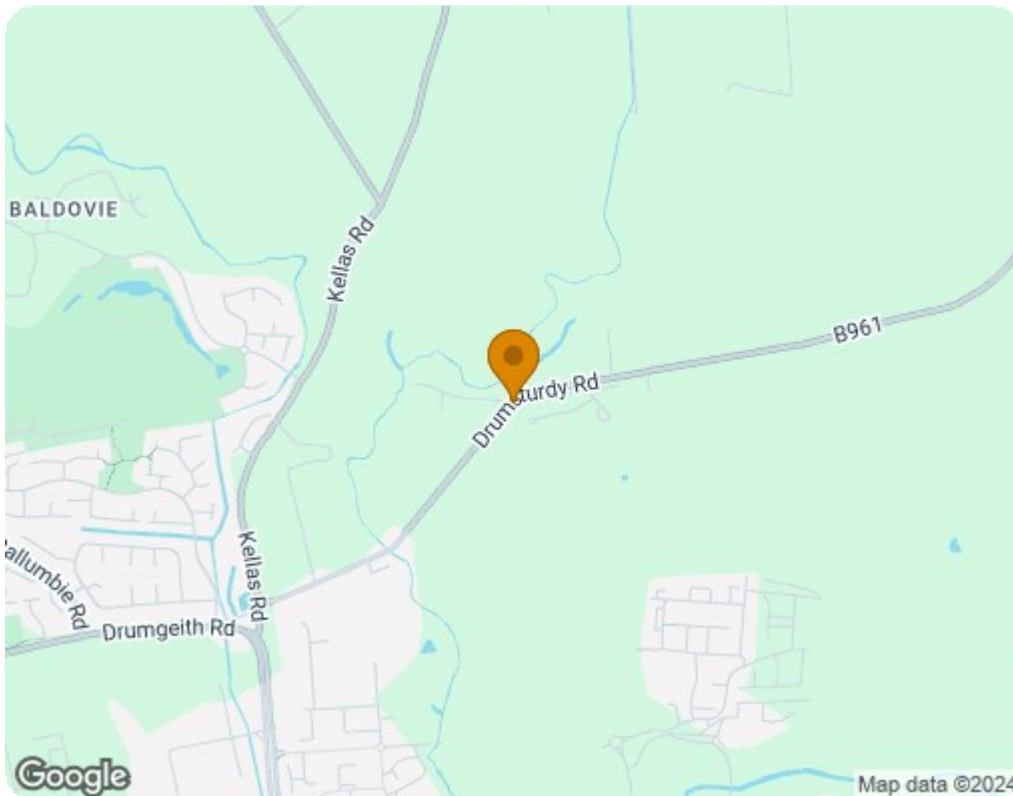
- Three Bedrooms (Master Ensuite & Dressing Room)
- Oil Fired Central Heating & Double Glazing
- Beautiful Countryside Views



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) A			
(81-91) B			78
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			71
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	