

Simple Approach



Estate Agents



**118 Glamis Road, Dundee
DD2 2ET**

Offers over £234,995

Simple Approach are pleased to welcome this detached bungalow on Glamis Road to the Dundee residential sales market. Set within a highly sought after location, Glamis Road is ideally placed to take advantage of all local amenities along with being just a short distance away from Dundee City Centre. The property comes to the market in need of modernisation however holds ample potential to be a fantastic family home due to its spacious accommodation all set across one accessible floor. Comprising; a welcoming entrance, a bright front facing lounge, kitchen, three bedrooms with a master ensuite and a further family bathroom completes the interior of this house. Externally the property is set upon a large plot of land, offering well maintained garden grounds to the front and rear, a large private driveway and detached garage. Viewing is essential to appreciate the overall space and excellent location on offer here at Glamis Road, Dundee.

Lounge

14'10" x 14'1" (4.54 x 4.30)

Kitchen

12'2" x 7'7" (3.72 x 2.32)

Conservatory

9'8" x 9'10" (2.95 x 3.01)

Bedroom One

12'5" x 9'3" (3.81 x 2.83)

Ensuite

7'2" x 5'10" (2.19 x 1.78)

Bedroom Two

9'4" x 11'1" (2.86 x 3.38)

Bedroom Three

11'1" x 9'6" (3.38 x 2.90)

Bathroom

8'5" x 5'9" (2.57 x 1.76)

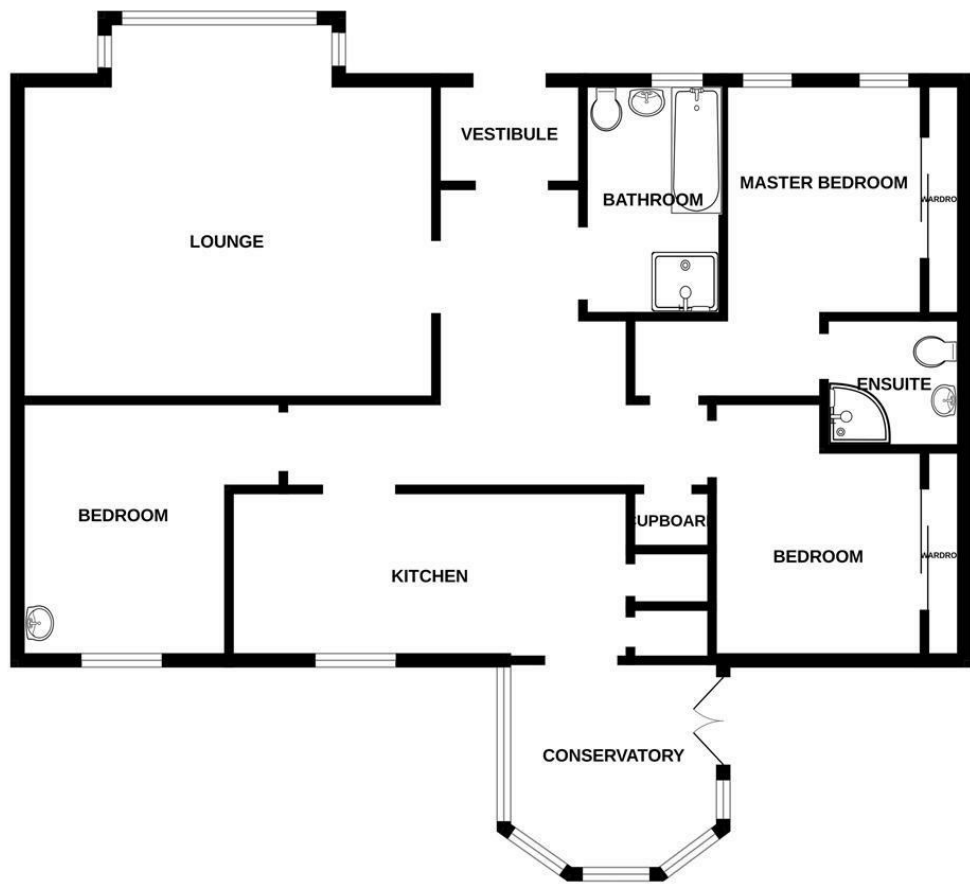




- Detached Bungalow
- Three Bedrooms
- Master Ensuite Shower Room
- Spacious Accommodation Set Across One Floor
- Gas Central Heating
- Full Double Glazing
- Large Private Driveway
- Detached Garage



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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		