

Simple Approach



Estate Agents



**46C Shaftesbury Road, Dundee
DD2 1LA**

Offers over £245,995

This well-presented four-bedroom mid-terraced home on Shaftesbury Road, Dundee, offers spacious and modern living in a highly sought-after area. The property features a bright and airy lounge, a sizeable kitchen with ample counter space and storage. The four well-proportioned bedrooms provide flexibility for families, guests, a dining room or home office space, while a family bathroom and an additional master ensuite adds to the convenience. A key highlight is the private rear garden, offering a peaceful outdoor retreat ideal for relaxation and gardening. The home also benefits from an internal garage, providing secure parking and additional storage, as well as off-street parking. Located close to excellent local amenities, schools, and transport links, this fantastic property combines comfort, practicality, and style, making it an ideal choice for families or professionals looking for a well-maintained home in a prime Dundee location.

Lounge

16'0" x 15'3" (4.89 x 4.67)

Kitchen

9'1" x 14'4" (2.78 x 4.37)

Downstairs Bedroom / Bedroom Four

9'1" x 11'1" (2.77 x 3.39)

Bedroom One

12'9" x 12'8" (3.90 x 3.88)

Ensuite Shower Room

9'2" x 6'10" (2.81 x 2.10)

Bedroom Two

9'2" x 14'5" (2.81 x 4.41)

Bedroom Three

9'3" x 11'1" (2.83 x 3.39)

Bathroom

9'3" x 6'11" (2.82 x 2.12)

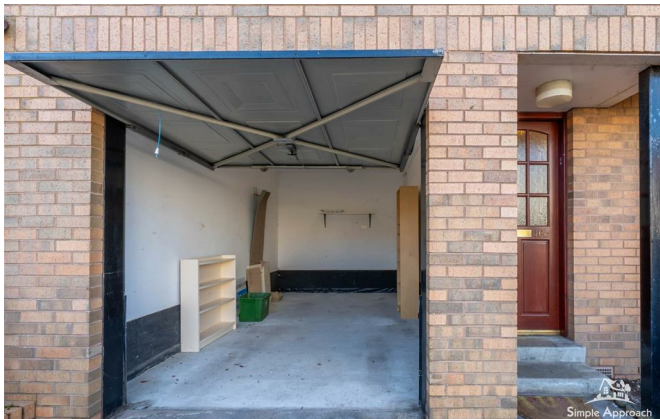
Garage

9'4" x 16'5" (2.87 x 5.02)



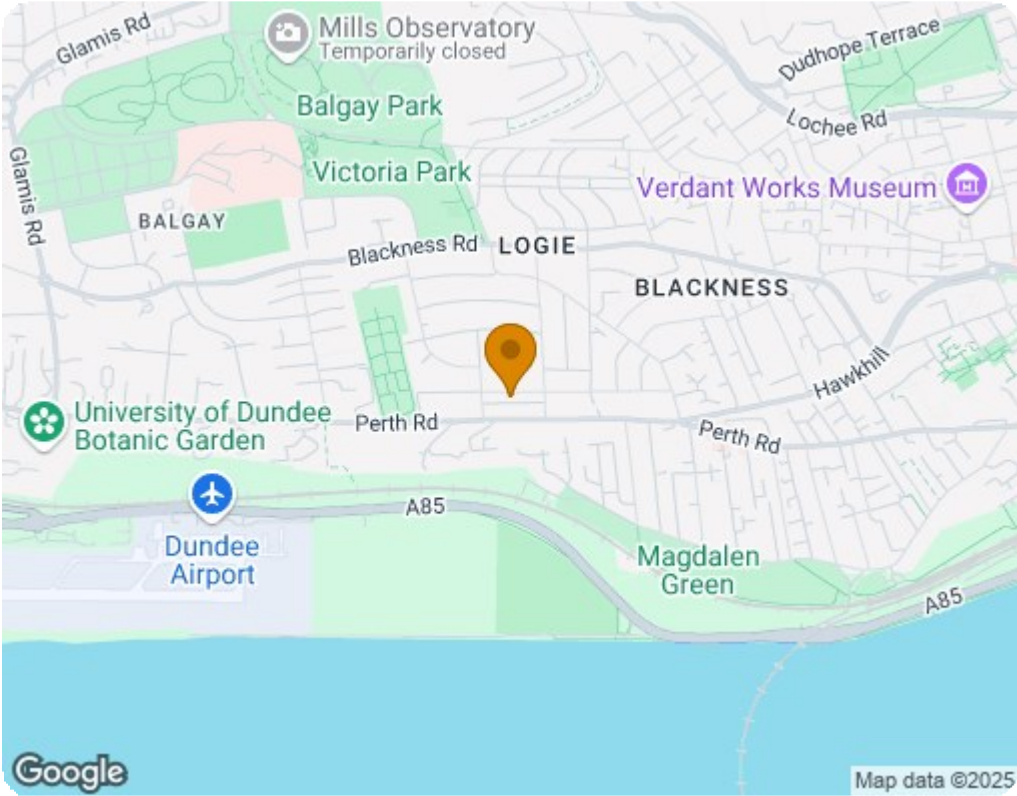


- Mid Terraced House
- Gas Central Heating & Double Glazing
- Ideal For Families
- Four Bedrooms
- Private Rear Garden
- Highly Sought After Location
- Spacious Accommodation Throughout
- Internal Garage





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		85
(81-91) B	75	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B	72	
(69-80) C		
(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		