

Simple Approach



**2 Woodville Place Forfar Road, Dundee  
DD4 7AS**

**Offers over £345,995**



Located within a sought-after residential area, this immaculately presented property on Woodville Place offers exceptional family living with the added benefit of a fully self-contained granny flat – ideal for multi-generational living, guest accommodation, or potential rental / airbnb income.

The main residence boasts a thoughtfully designed layout, featuring three generously proportioned bedrooms, including a Jack and Jill en-suite shared between two of the bedrooms. The bright and spacious front-facing lounge is flooded with natural light, creating a welcoming and relaxing living space. A well-appointed, expansive kitchen sits at the heart of the home, offering ample storage and preparation space, and flows seamlessly into a versatile dining room. A separate utility room adds convenience, while a downstairs WC and a family bathroom complete the main home's offering.

A standout feature of this property is the purpose-built granny flat, offering privacy and independence with its own entrance. The flat comprises a comfortable bedroom, well-equipped kitchen, bright lounge, dining room, and a private bathroom – an ideal solution for extended family, or guests. Externally, the property benefits from garden grounds, a private driveway for secure off street parking, as well as a solar panel and Battery. This superb property combines generous living space, flexible accommodation options, and a high standard of finish throughout – a rare opportunity in a prime Dundee location.

**Kitchen**  
13'1" x 11'0" (4.00 x 3.36)

**Utility Space One**  
6'1" x 8'0" (1.86 x 2.44 )

**Utility Room Two**  
8'11" x 5'11" (2.72 x 1.82 )

**Dining Room**  
11'6" x 12'8" (3.53 x 3.88 )

**Family Bathroom**  
8'2" x 14'5" (2.51 x 4.41 )

**Downstairs WC**  
4'5" x 9'7" (1.36 x 2.94 )

**Lounge**  
18'0" x 12'11" (5.50 x 3.96 )

**Bedroom One**  
11'9" x 12'7" (3.59 x 3.86 )

**Living space**  
14'1" x 12'11" (4.30 x 3.94 )

**Bedroom Three**  
7'4" x 11'6" (2.24 x 3.52 )

**Jack & Jill Bathroom**  
3'10" x 6'6" (1.17 x 1.99 )

**GRANNY FLAT MEASUREMENTS**

**Dinning Room**  
12'4" x 8'7" (3.77 x 2.64 )

**Kitchen**  
11'1" x 9'7" (3.38 x 2.94 )

**Shower Room**  
8'4" x 5'9" (2.56 x 1.76)

**Bedroom**  
12'9" x 12'4" (3.89 x 3.76)



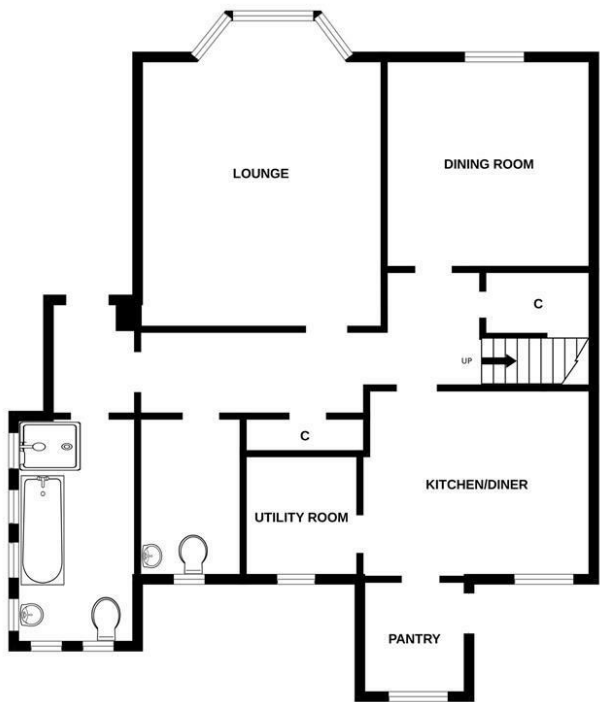




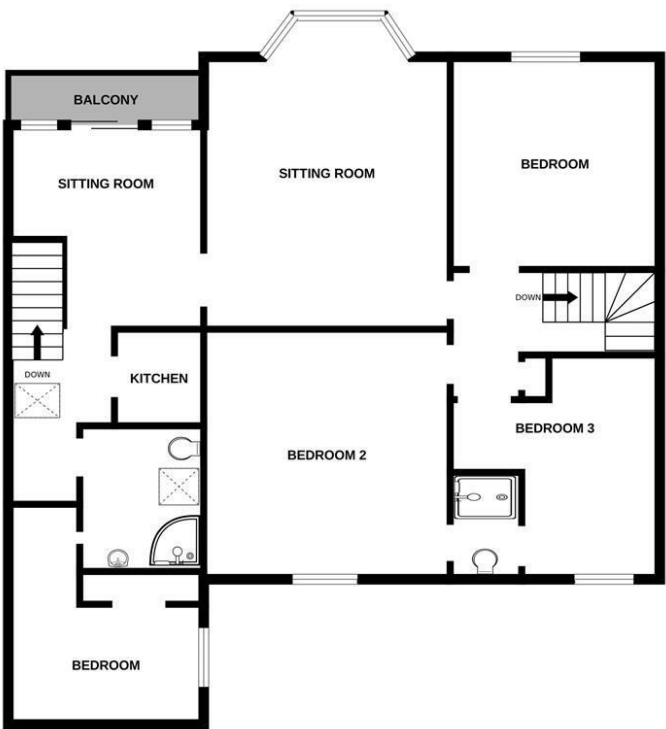
- Well Presented House in a Sought After Location
- Jack & Jill Ensuite
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Build In Granny Flat
- Bright & Spacious Lounge
- Solar Panels & Battery
- Three Generous Bedrooms (Four Including The Granny Flat)
- Sizeable Kitchen
- Private Driveway



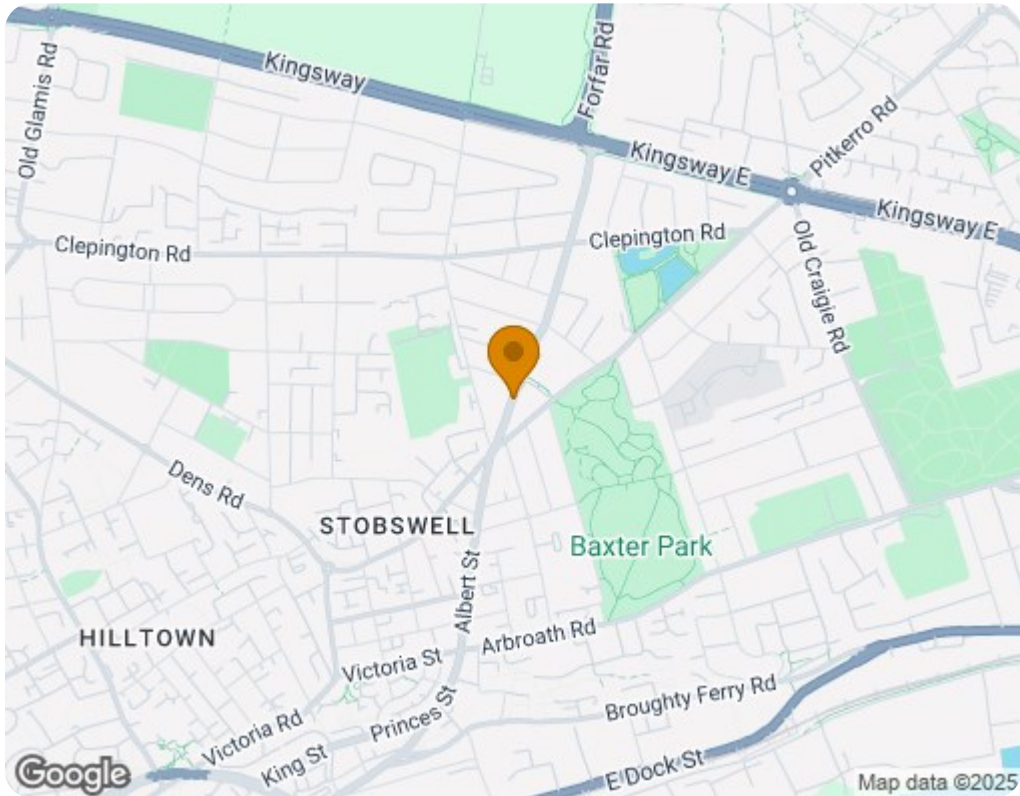
GROUND FLOOR



1ST 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		
(69-80) C	70	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		