

22 Old Craigie Road

DUNDEE, DD4 7HU



This immaculate 1930s detached home offers stunning open-plan family living, three spacious bedrooms, beautifully landscaped gardens, a garage, a greenhouse and exceptional kerb appeal



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Some homes are simply well presented; others have been genuinely cherished. This beautiful 1930s detached residence is unmistakably the latter. Occupying a generous landscaped plot within one of Dundee's most established residential neighbourhoods, this immaculate detached family home perfectly balances timeless character with the expectations of modern living. Beautifully maintained both inside and out, it offers exceptional kerb appeal, elegant proportions and a warmth that is immediately apparent from the moment you arrive.

Built during the 1930s, the home has retained the charm and craftsmanship synonymous with the period, while thoughtfully evolving to meet the needs of contemporary family life. Original timber doors and traditional detailing sit comfortably alongside stylish modern finishes, creating a home that feels both characterful and effortlessly liveable.

THE LOUNGE



A welcoming entrance vestibule opens into a spacious central hallway, setting the tone for the accommodation that follows. To the front of the property, the elegant lounge provides a wonderfully relaxing retreat, flooded with natural light and offering the perfect space to unwind after a busy day.

THE KITCHEN / FAMILY ROOM



The true heart of the home lies to the rear, where a stunning open-plan kitchen, dining and family room has been designed around modern family living. Beautifully appointed with contemporary cabinetry, generous work surfaces and quality appliances, this is a space where everyday life naturally comes together. Whether preparing meals, entertaining guests or enjoying quiet evenings with family, the room offers flexibility, comfort and style in equal measure. Large patio doors frame the gardens beyond and create a seamless connection between inside and out, allowing the beautifully landscaped grounds to become an extension of the living space throughout the warmer months. A modern family bathroom completes the ground floor accommodation.



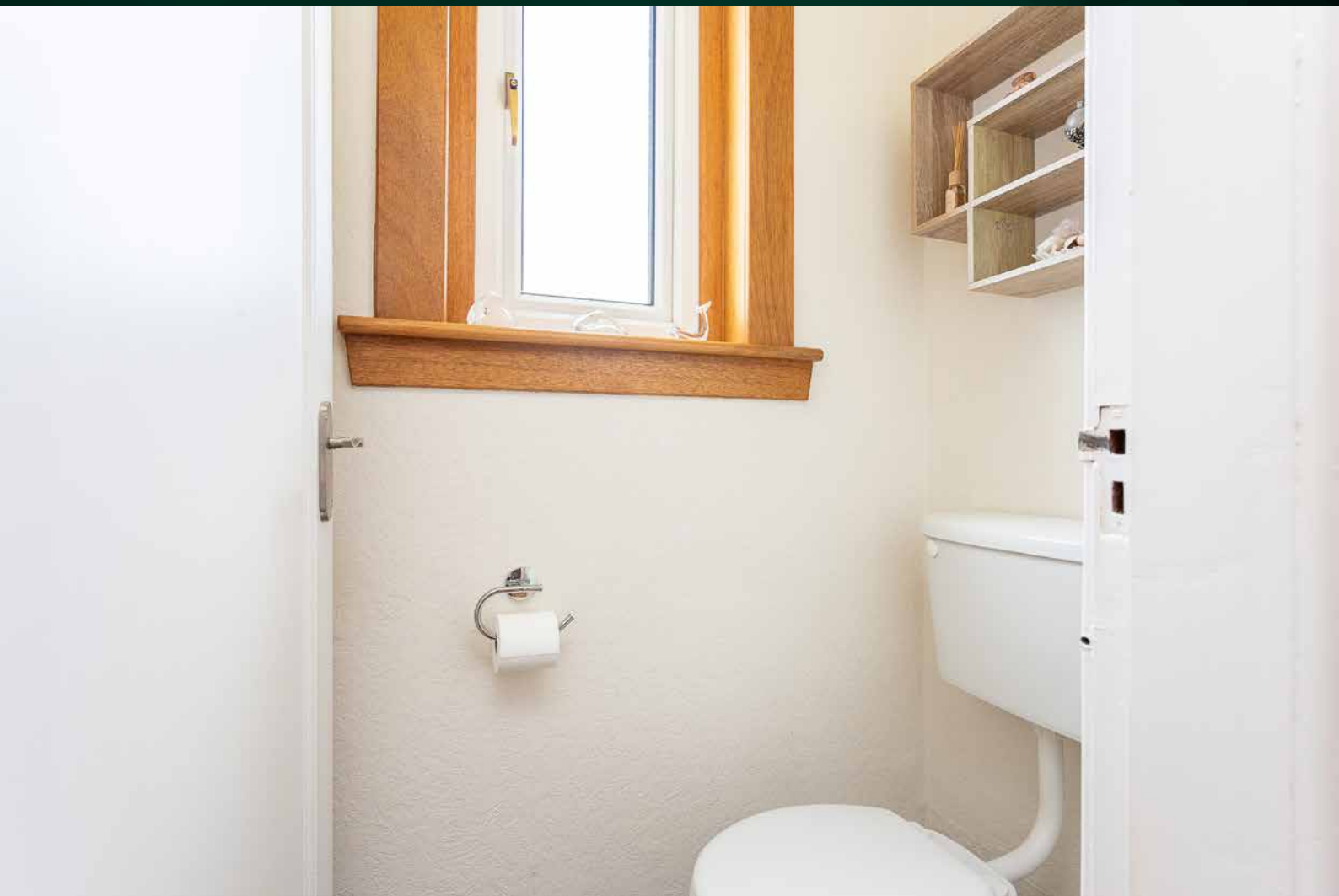
THE BATHROOM





Upstairs, three generous bedrooms continue the home's theme of light, comfort and practicality, each offering excellent proportions and pleasant outlooks over the surrounding gardens. A separate WC complements the first-floor layout, providing convenience for busy family life.

THE WC



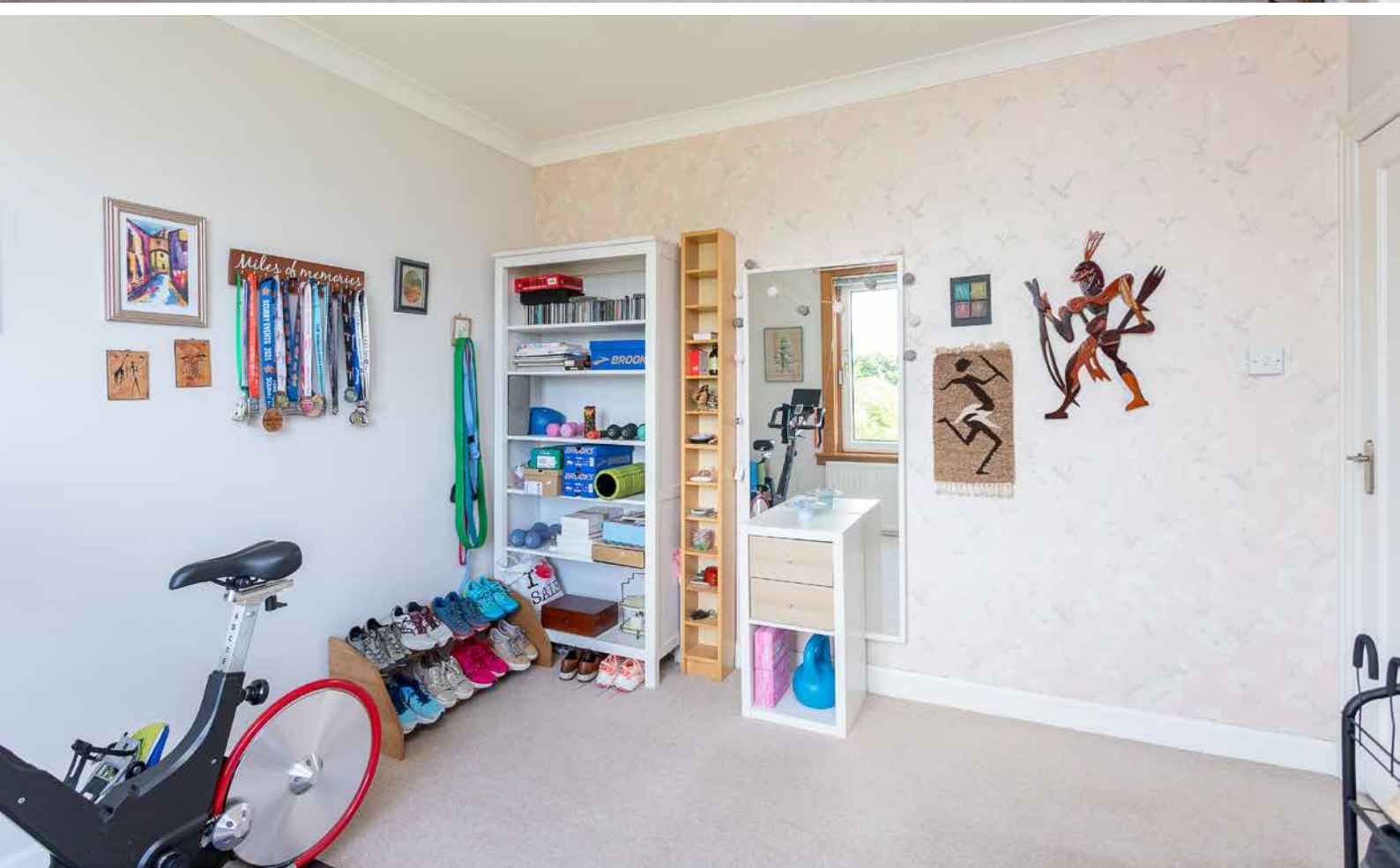
BEDROOM 1



BEDROOM 2



BEDROOM 3



Outside is where this home truly distinguishes itself. Lovingly cultivated over many years, the gardens are immaculate. Sweeping lawns, mature shrubs, colourful planting and productive vegetable beds combine to create a peaceful and private setting that can be enjoyed throughout the seasons. Whether relaxing with a morning coffee on the patio, entertaining family and friends or simply appreciating the tranquillity of the surroundings, the outdoor space is every bit as impressive as the accommodation itself. Practicality is equally well catered for, with a substantial timber garage benefiting from light and power, offering excellent storage, workshop potential or secure parking. A modern greenhouse, timber garden shed and generous driveway further enhance the property's functionality.

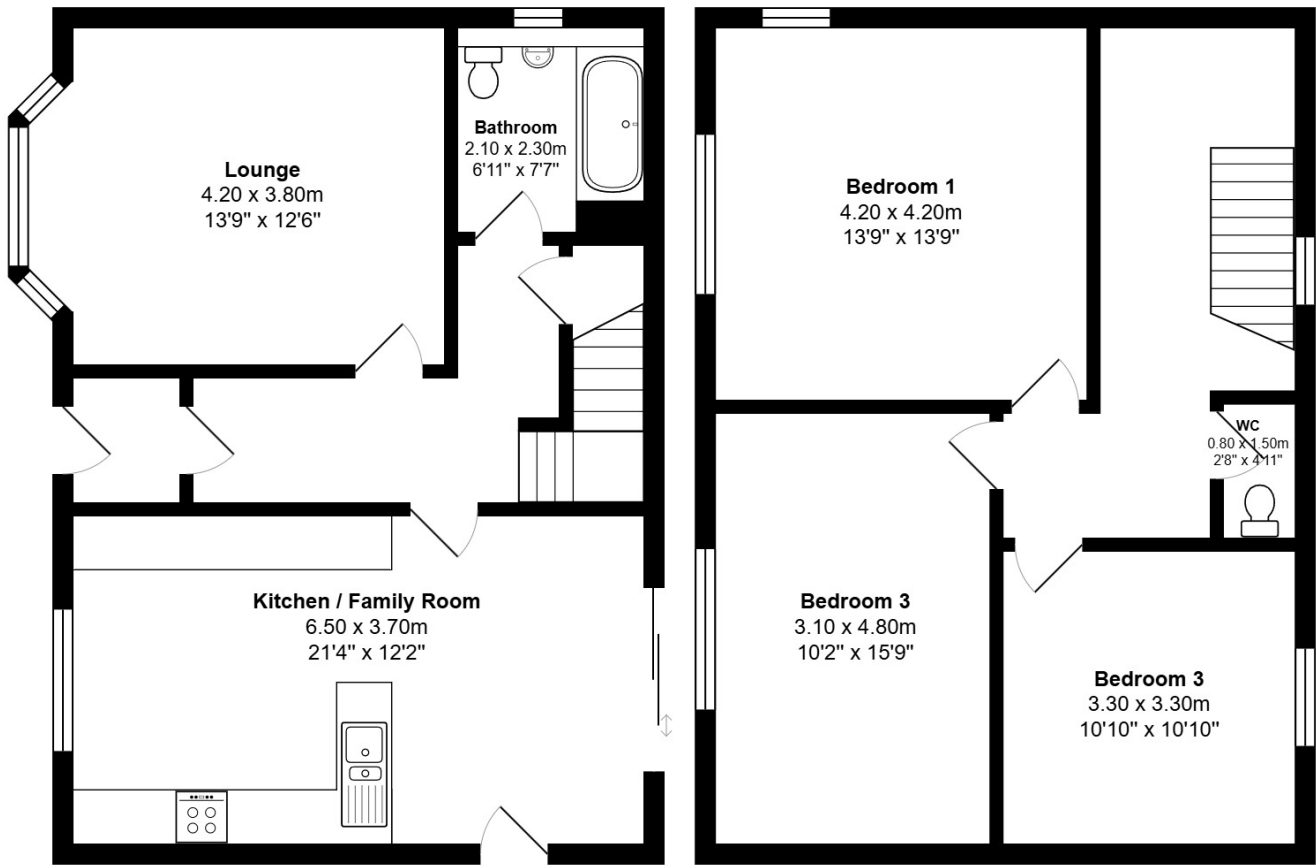
Extending to approximately 122 square metres, this is a home that has been lovingly cared for, sympathetically improved and beautifully maintained throughout. Offering timeless character, generous family accommodation and outstanding gardens, it presents a rare opportunity to acquire a property where every detail reflects genuine pride of ownership. Homes of this calibre are seldom available.

EXTERNALS & VIEWS



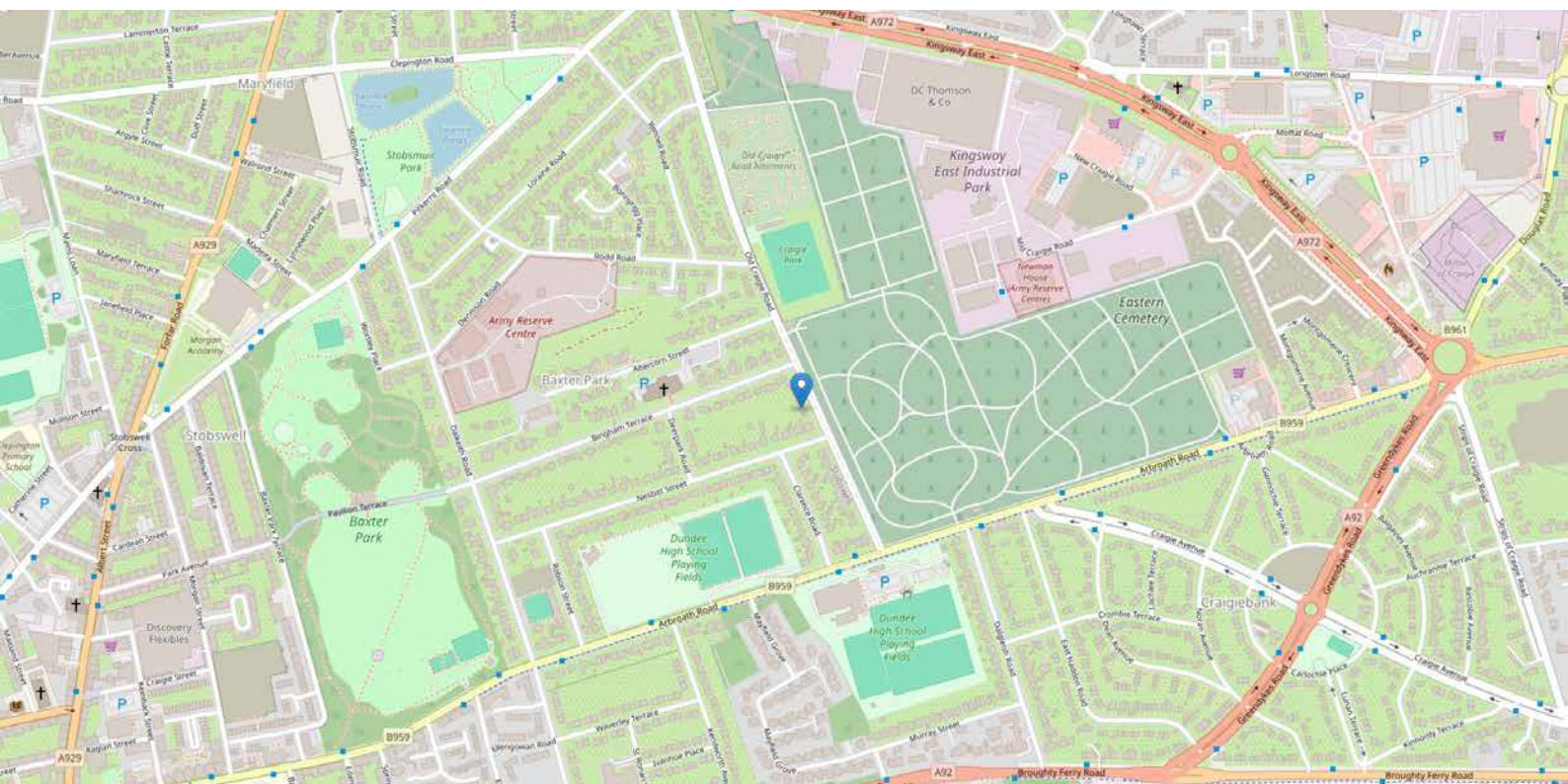


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 122m² | EPC Rating: D



THE LOCATION

Located within the desirable DD4 postcode, this home enjoys an established residential setting characterised by attractive period homes, mature tree-lined streets and a welcoming community atmosphere. The area has long been favoured by families and professionals seeking a balance of peaceful residential living with excellent access to the city.





Just over a mile from Dundee city centre, residents benefit from an extensive range of shopping, restaurants, cafés, leisure facilities and cultural attractions, including the award-winning V&A Dundee and the vibrant waterfront redevelopment.

Families are well served by a selection of local schools, parks and recreational facilities, while excellent public transport links and convenient road connections make commuting throughout Dundee and beyond straightforward. The nearby road network also provides easy access to the wider Angus countryside, Perthshire and the A90 for Aberdeen and Edinburgh.

Combining the character of a well-established neighbourhood with the convenience of city living, this location continues to be one of Dundee’s most sought-after residential areas, offering an exceptional lifestyle for families, professionals and those looking to put down long-term roots.



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