



HARMONY HOMES
ESTATE AGENCY



2 Buttars Loan, Dundee, DD2 4LU

Offers over £190,000



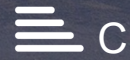
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2 Buttars Loan

Dundee, DD2 4LU

Nestled in the desirable area of Buttars Loan, Dundee, this charming house offers a perfect blend of modern living and classic comfort. Built in 1951, the property spans an impressive 1,658 square feet and boasts a spacious layout ideal for families or those seeking ample room to entertain.

As you step into the welcoming hallway, you are greeted by a large, bright sitting and dining room, complete with patio doors that open out into a beautifully maintained garden. The modern kitchen is a chef's delight, featuring a double oven, hob, integrated dishwasher, and a traditional double Belfast sink. An additional sitting area off the kitchen provides a cosy space for casual gatherings.

The first floor comprises four generously sized double bedrooms, all filled with natural light, alongside a contemporary family shower room that was recently updated just a year ago. Ascend to the second floor to discover the master bedroom, which includes an ensuite for added privacy and convenience. The floored loft space offers further potential, whether for storage or as a home office.

The property is set on a large corner plot, featuring a delightful garden with a decking area at the rear, perfect for outdoor entertaining or simply enjoying the fresh air. The mono block driveway accommodates up to three cars, ensuring ample parking for residents and guests alike. Additionally, the property is equipped with a CCTV system for enhanced security.

With a new boiler and central heating system installed just three years ago, this home is both efficient and comfortable. Buttars Loan provides convenient access to local amenities, including shops, schools, and leisure facilities, as well as excellent commuter links to Dundee City Centre and beyond. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home.

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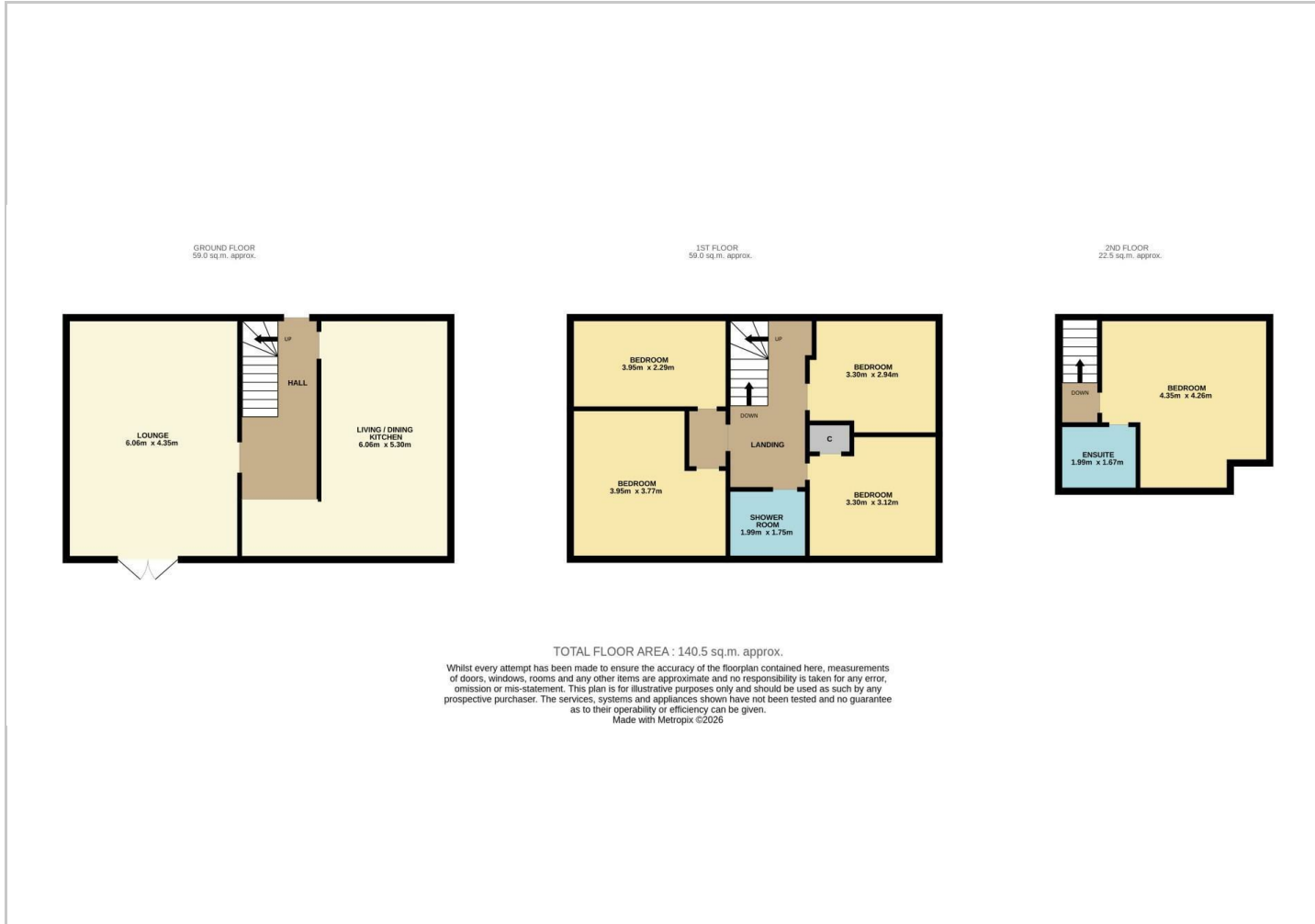


Directions





Floor Plans



Viewing

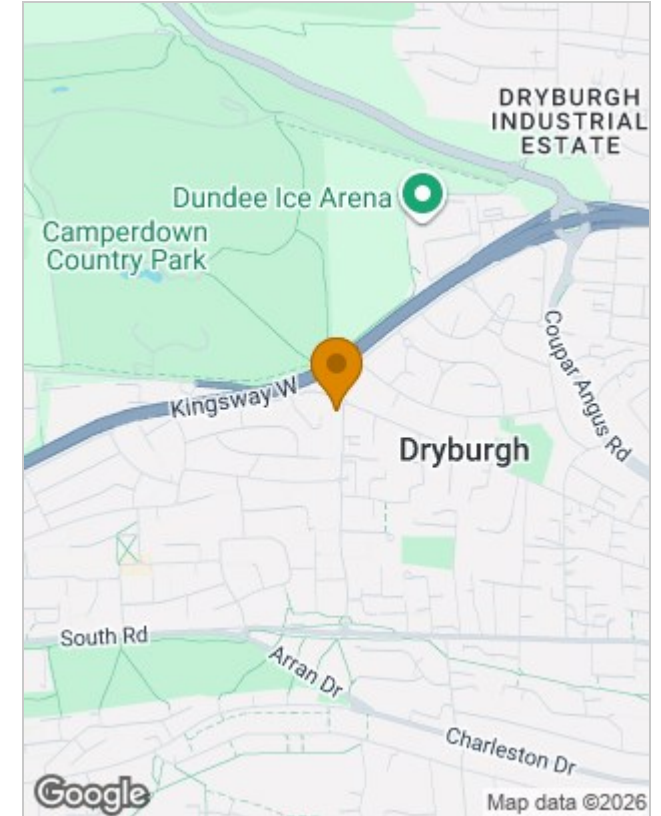
Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

