



westholme

ESTATE AGENTS

36 SHERBROOK STREET, DUNDEE, DD3 8NB

OFFERS OVER £185,000

The home you've been waiting for

36 SHERBROOK STREET

DUNDEE

OFFERS OVER

£185,000

westholme
ESTATE AGENTS

20 City Quay, Dundee, DD1 3JA

Telephone: 01382 916280

Email: sales@westholmeestateagents.co.uk







MANY THANKS FOR YOUR INTEREST IN 36 SHERBROOK STREET, DUNDEE

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfith, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every

property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

If you're a first-time buyer, our experienced consultants can advise and support you through every step of the process, making it as straightforward and stress-free as possible.

If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.



PROPERTY DETAILS

2 BEDROOM SEMI-DETACHED HOME

A charming two bedroom semi-detached home situated on Sherbrook Street, Dundee, offering comfortable accommodation, private outdoor space and the added benefit of a garage.

The property has a welcoming feel throughout, with well proportioned rooms and a practical layout suited to a variety of buyers, including first-time buyers, young families, downsizers and those looking for a home with excellent everyday convenience.

Internally, the home offers bright and comfortable living space, with two bedrooms, a fitted kitchen and a well presented bathroom.

The layout provides a lovely balance of practicality and homeliness, making it easy to imagine settling in and adding your own personal touch over time.

Externally, the property benefits from a private garden, offering useful outdoor space for relaxing, entertaining or family use. A garage further adds to the appeal, providing secure parking, storage or potential workshop space.





Sherbrook Street is set within an established residential part of Dundee, with local shops, schools and transport links close by. The property is also well placed for access to Dundee city centre, the Kingsway and wider routes across the city.

This is a fantastic opportunity to purchase a well positioned semi-detached home with garden space and garage, offering a great mix of comfort, practicality and potential in a convenient Dundee location.





PROPERTY FEATURES

- Two bedroom semi-detached home
- Private garden
- Garage providing parking or storage
- Bright and comfortable living space
- Well proportioned room sizes
- Practical layout throughout
- Established residential location
- Close to local shops, schools and transport links

ROOM SIZES

LIVING ROOM

10' 11" x 21' 9" (3.34m x 6.63m)

KITCHEN

7' 3" x 10' 2" (2.22m x 3.09m)

PRIMARY BEDROOM

10' 11" x 12' 7" (3.34m x 3.84m)

BEDROOM 2

9' 5" x 9' 4" (2.87m x 2.85m)

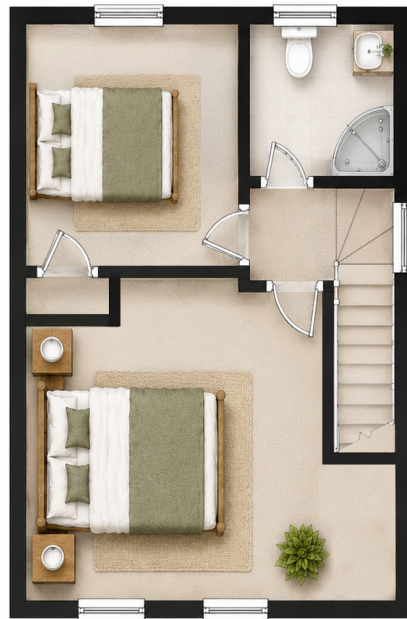
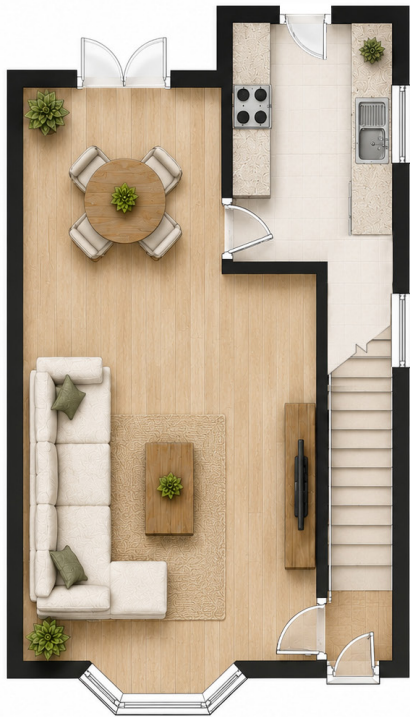
BATHROOM

5' 8" x 6' 5" (1.72m x 1.95m)

All sizes are approximate

FLOOR PLANS

36 Sherbrook Street, Dundee, DD3 8NB



westholme
ESTATE AGENTS

Floor plan is for illustrative purposes only, measurements are approximate and not to scale.

The background of the entire page is a dense, overlapping pattern of various tropical leaves. The leaves are rendered in shades of dark teal, forest green, and deep blue, with some highlights that suggest a light source from the side, creating a sense of depth and texture. The leaves vary in shape, including large, heart-shaped leaves with prominent veins, and more intricate, feathery leaves.

westholme

ESTATE AGENTS

The difference is in the detail



Telephone: 01382 916280

sales@westholmeestateagents.co.uk

www.westholmeestateagent.co.uk

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.