



## 12 Navarre Street, Barnhill, Dundee, Angus, DD5 2TX

Three-Bedroom, Semi-Detached Bungalow with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, south-facing, three-bedroom, semi-detached bungalow, with gardens, a driveway and a garage. Located in the highly sought-after residential area of Barnhill, near Broughty Ferry, east of Dundee city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, three double bedrooms, a conservatory, and a shower room.

Highlights include a modern bathroom and a fitted kitchen with appliances, continuous contemporary flooring, stylish oak wood doors, and HIVE gas central heating.

In addition, there is recent double glazing (approx. 12mths); and superb storage including a loft mirroring the floorplan, offering a conversion opportunity (subject to any planning consents).

This generous plot includes a multi-vehicle driveway, a generous garage, lawns, patios, and a range of established shrubbery and trees.

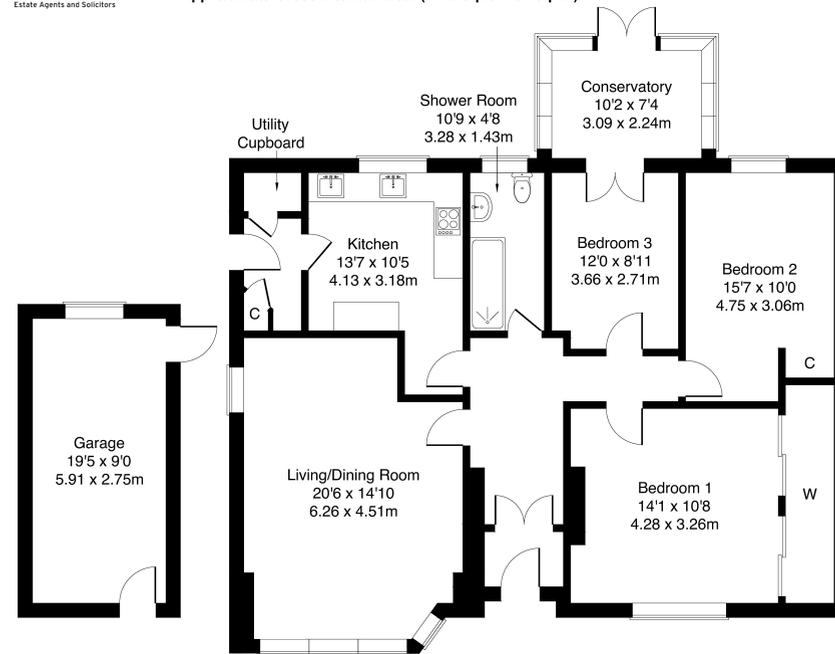
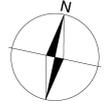
A welcoming entrance vestibule opens into the hall, affording access to the majority of the property; with wood effect flooring continuing into the front-facing living room, featuring a dual aspect allowing plentiful natural light, light decor, plain coving, and ample space for a dining area. Set to the rear, the kitchen is fitted with modern units, stone effect worktops with matching splash backs, and two sinks, one with a drainer. Appliances include an integrated oven and an induction hob with a canopy above, with freestanding appliances including a fridge/freezer, dishwasher and a washing machine housed in the utility area which features a storage cupboard, storage units, space for outerwear and access to the rear garden.

Set to the front, bedroom one offers a generous room size, with a built-in wardrobe featuring mirror sliding doors, whilst bedroom two is set to the rear, similarly well sized and finished, also with light decor and wood effect flooring, and a press cupboard and shelves. Bedroom three offers a flexible space for a home office/study, or a further family space, and features patio doors affording access to the conservatory. Completing the accommodation, a spacious shower room is fitted with a modern suite including a rainfall showerhead and panel splash walls.



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Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Garage

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Barnhill is a largely residential area of Eastern Dundee, set close to the popular coastal suburb of Broughty Ferry. With amenities and schooling available locally in the area, there are also excellent links to Dundee city centre and retail outlets. For outdoor recreation, there is Broughty Ferry Nature Reserve, Gillies Park and Dawson Park, as well as water sports, golf courses, and scenic walks available nearby along the coast of the River Tay. Dundee itself, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and

revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities, restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, and colleges. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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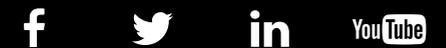
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