



408 Strathmartine
Road,

Dundee, DD3 8NQ





Summary

Set within an established residential area of Dundee, this well-proportioned semi-detached house offers flexible family living with bright, comfortable accommodation throughout. Highlights include a spacious bay-windowed living room with a fireplace, a dining kitchen connected to a southwest-facing sun room/formal dining room, and a sunny main bedroom with an en-suite and dormer windows. There are two further bedrooms, a four-piece family bathroom, and excellent versatility throughout. Externally, the property benefits from a low-maintenance suntrap rear garden, a versatile external store currently used as a utility/gym, and a private multi-vehicle driveway.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Features

- Semi-detached house in Dundee
- Entrance vestibule and hall
- Spacious bay windowed living room with fireplace
- Dining kitchen with fitted units, open to
- Sun room/formal dining room
- Sunny main bedroom with en-suite and dormer windows
- Two comfortable bedrooms (one is currently used as a family room)
- Four-piece family bathroom
- Minimalist suntrap rear garden
- Versatile utility/gym area
- Private multi-vehicle driveway
- Gas central heating and double glazing



“A spacious semi-detached family home with three bedrooms, two reception rooms and two bathrooms, as well as private gardens and parking.”







 "This excellent property is within reach of extensive amenities, including retail parks, leisure facilities, universities, schools, the city centre and commuter links."

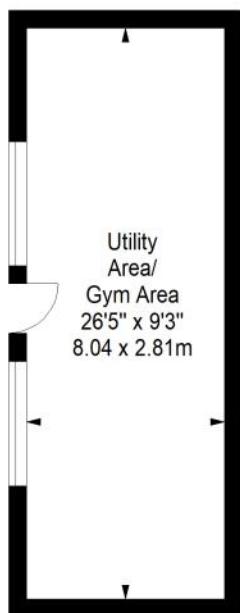


Floorplan

Ground Floor

Approx. 97.7 sq. metres (1051.7 sq. feet)

Utility Area/ Gym Area
Approx. 22.6 sq. metres (243.3 sq. feet)



Bathroom
8'5" x 5'8"
2.56 x 1.73m

Bedroom 2
12'5" x 11'2"
3.78 x 3.40m

Bedroom 3/
Family
Room
12'7" x 11'2"
3.84 x 3.41m

Hall

Vestibule

Sunroom/
Formal
Dining Room
13'2" x 9'5"
4.01 x 2.87m

Dining
Kitchen
13'5" x 12'5"
4.10 x 3.78m

Living
Room
19'6" x 13'5"
5.95 x 4.10m



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)

Principal
Bedroom
22'9" x 15'1"
6.94 x 4.61m

En-suite
9'0" x 2'11"
2.74 x 0.90m

Eaves Storage

Total area: approx. 129.5 sq. metres (1394.0 sq. feet)



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