

# CALDERS

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- Desirable Family Home
- Sought After Area In The West End of Dundee
- Vestibule and Hallway
- Lounge
- Modern Kitchen
- Large Dining Room/Family Room
- 3 Double Bedrooms
- Family Bathroom
- Modern Electric Heating System
- Double Glazing
- Solar Panels
- Generous Corner Plot Within Mature Gardens
- Garage and Driveway



**49 Whitefauld Road, Dundee, DD2 1RJ**  
**Offers Over £285,000**

Situated within one of Dundee's most sought after residential neighbourhoods, this attractive three bedroom detached home enjoys a prime position in the heart of the West End. The West End is renowned for its excellent local amenities, well regarded Primary and Secondary Schools, proximity to both Dundee and Abertay University campus as well as being a short walk to Ninewells Hospital. There are excellent public transport links to the city centre and all other areas of the city.

The property offers generously proportioned accommodation which can be enjoyed in its current format while also presenting exciting potential to extend into the generous loft space or further develop into the spacious rear garden, subject to the necessary permission being obtained by any purchaser. It is a unique opportunity to purchase a home capable of evolving to suit the needs of a wide range of buyers.

Sighted on a large corner plot, the property benefits from electric heating, double glazing and feed in solar panel system. The property has three bedrooms (1 on the ground floor), two reception rooms, kitchen and bathroom.

The property has been in the ownership of the same family since the 1960s and while it has been well maintained and upgraded over the years, it would now benefit from further upgrading and modernisation. The house was fully rewired around 2012. The electric central heating system has digitally controlled ceramic radiators.

Viewing is highly recommended to appreciate the accommodation on offer.

The accommodation comprises; -

Steps from the front path lead up to the UPVC front door, giving access to a small entrance vestibule. A contemporary glazed and timber door leads to the inner hallway.



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**Hallway – 1.50m x 7.24m (At widest point)  
(4ft 11" x 23ft 9") Approx**

A long L shaped hallway gives access to all ground floor accommodation and the stairs to the first floor. Generous understairs storage cupboard.



**Dining Room/Family Room – 3.8m x 7m  
(12ft 5" x 22ft 11") Approx**

Timber glazed door from the hallway leads into this large bright south facing dining room/family room which has an open fireplace.



**Lounge – 3.5m x 5.48m  
(11ft 5" x 17ft 11") Approx**

Contemporary glass and timber door gives access to this spacious bright lounge with windows to the south, west and north, offering views over the garden. Open fireplace with contemporary tiled mantle and hearth.



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## **Kitchen – 3.35m x 3.58m (10ft 11" x 11ft 8") Approx**

Modern kitchen with ample wall and base units in high gloss white finish with a large composite sink and drainer with mixer tap. Cherry wood effect worktops and mosaic tiled splash backs. There are views over the rear garden and a door gives access to the rear porch. Door leads out onto the driveway and garage. (Please note, no warranty will be given in respect of the electric oven and hob)



## **Bathroom – 2.10m x 1.63m (6ft 10" x 5ft 4") Approx**

Partially tiled bathroom with three-piece bathroom suite in white. Disabled access bath with electric shower over.



## **Bedroom 1 – 3.65m x 4.16m (11ft 11" x 13ft 7") Approx**

A spacious double bedroom located on the ground floor with views over the garden.

The stairs lead from the main hall up to the first-floor accommodation. There is a small landing with storage cupboard.



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## **Bedroom 2 - 3.80m x 3.37m (12ft 5" x 11ft) Approx**

A good-sized south facing double bedroom with combed ceilings overlooking the front of the property. Views towards the Fife hills in the distance. There is an access hatch to the eaves storage space.



## **Bedroom 3 – 4.62m x 3.31m (15ft 1" x 10ft 10") Approx**

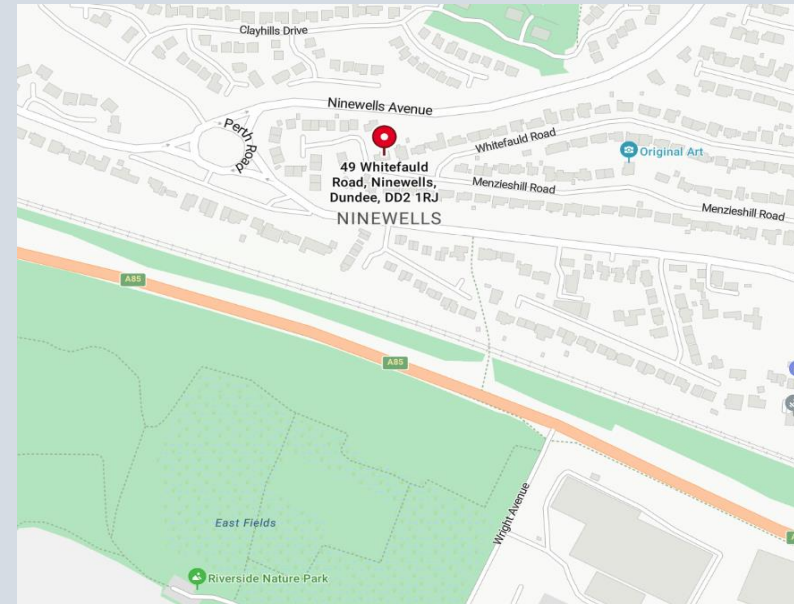
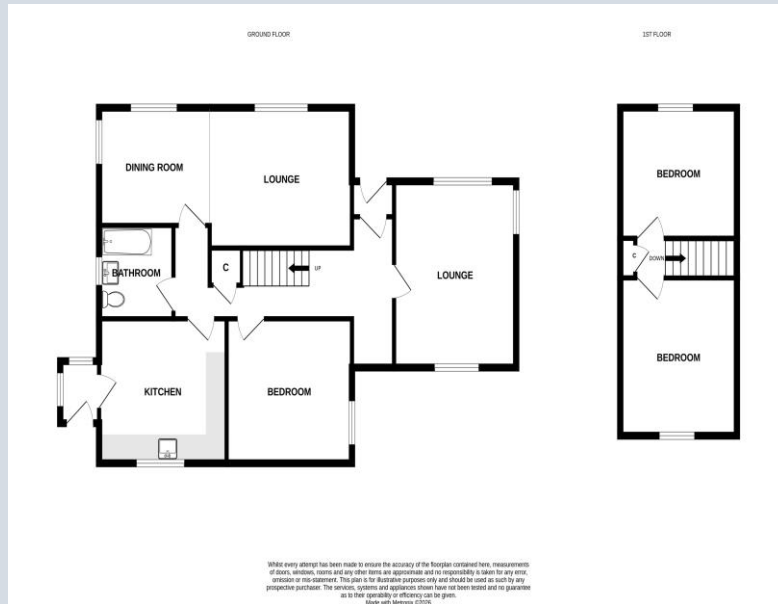
Another good-sized double bedroom with views over the rear garden and combed ceilings. Access hatch to the eaves storage space as well as access to the extensive partially floored attic space.

## **Outside**

The property benefits from a large wrap around garden with a low stone wall fronting the street and hedging to the rear. The garden is stocked with a wide selection of mature shrubs and bushes and there is an ample area of lawn. Tarmac driveway from the street, leading up to a single flat roofed concrete garage with electric roller shutter door and external power points.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: [admin@calders.com](mailto:admin@calders.com)

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