

CALDERS

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- Detached Bungalow
- Lounge
- Kitchen
- Bedroom/Dining Room
- 2 Further Bedrooms
- Bathroom
- Loft Space
- Driveway
- Garage
- 2 Sheds
- Double Glazing
- Gas Central Heating



15 Whitefauld Road, Dundee, DD2 1RH
Offers Over £270,000

This attractive 3 bedroomed detached bungalow enjoys a prime position in the heart of the West End, one of Dundee's most sought-after residential neighbourhoods. The area is renowned for its excellent local amenities, well regarded Primary and Secondary schools, proximity to both Dundee and Abertay University Campus and it is only a five minute walk to Ninewells Hospital. There are also excellent public transport links to the City Centre.

The property offers generously proportioned accommodation which can be enjoyed in its current layout but also presents exciting potential to extend into the generous loft space or further develop into the rear garden, subject to the necessary permissions which would require to be obtained by any purchaser, making it a home capable of evolving to suit the needs of a wide range of buyers.

Sited on an elevated plot, this detached home benefits from gas central heating and double glazing. Downstairs there is a spacious hallway, giving access to the large lounge, modern fitted kitchen, bedroom 1 or dining room and 2 further double bedrooms. There is a family bathroom and mature gardens with driveway, garage and sheds.

The property has been in the ownership of the same family for many years and whilst the structure of the building does appear to be well maintained, the property could now benefit from upgrading and modernisation throughout.



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Steps from the front path lead up to the uPVC front door which gives access to a small entrance vestibule with a cupboard housing the electric meter and a glazed door gives access to the inner hallway.

**Inner Hallway – 6.20m x 2.30m (at widest point)
(20ft 3" x 7ft 5") Approx**

This spacious hallway gives access to all accommodation with a walk-in coat cupboard and access hatch with Ramsay ladder giving access to the loft space.

**Lounge – 3.89m x 5.41m
(12ft 8" x 17ft 7") Approx**

Large bright South facing lounge with feature corner window, open fire set in the tiled fireplace and hearth.

**Kitchen – 2.68m x 4.08m
(8ft 8" x 13ft 4") Approx**

Modern gloss white base units with grey granite effect worktop with period tile splash backs, slot in gas cooker with space for under counter fridge and washing machine. The Potterton Combi gas boiler is wall mounted. There is a walk-in store cupboard and pantry and a door to the back garden.



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Bedroom 1/Dining Room – 3.91m x 5.11m (12ft 8" x 16ft 8") Approx

Generously proportioned South facing room with attractive shallow bay window with views over the front of the property. Display alcove with shelving and cupboards under. This could be used as either a bedroom or a dining room depending on the purchaser's requirements.



Bedroom 2 – 3.99m x 3.16m (13ft 1" x 10ft 4") Approx

Good sized double bedroom with a view overlooking the side of the property.

Bedroom 3 – 3.73m x 3.92m (12ft 2" x 12ft 9") Approx

Another generously proportioned double bedroom overlooking the rear garden.



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Bathroom – 1.80m x 2.97m (5ft 9 x 9ft 7”) Approx

Generously proportioned bathroom with level door access to shower enclosure with wet wall panelling and Triton electric shower. Period green WC and wash hand basin. The bathroom is tiled to dado height. Original chrome heated towel rail.

Attic Space

There is a large, floored attic space ideal for storage and also offering scope for an extension, subject to obtaining all necessary consents.



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Externally

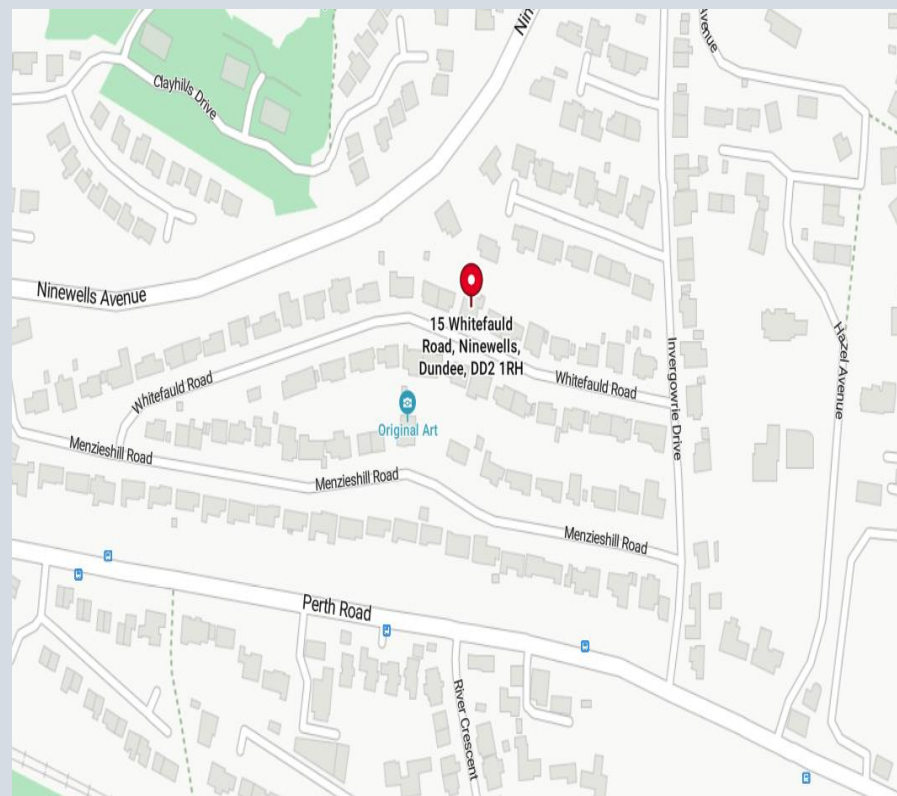
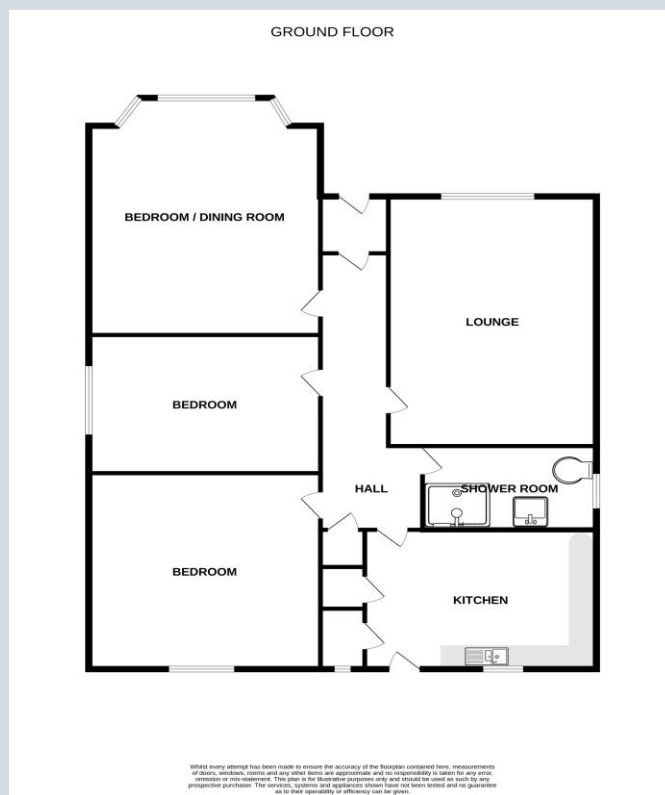
To the front of the property is a driveway providing off street parking for up to 2 vehicles and leading up to a single garage. There are 2 sheds adjacent to the rear of the house with access from the back garden. The front garden is laid partially to lawn. The rear garden has an area of lawn with borders containing mature trees, bushes and shrubs.



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

Tel: 01382 224391 email: admin@calders.com

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