

67 Sutherland Place,
Dundee, DD2 2HJ







Spacious Three-Bedroom Family Home Offering Excellent Potential

3 Bed | 2 Bath | 3 Reception

Situated within a popular residential area of Dundee, this spacious three-bedroom family home offers flexible accommodation, generous living space and excellent potential for a new owner to create their ideal forever home. The property benefits from a gated driveway, single garage and private gardens, making it an attractive option for families, downsizers and those seeking versatile living accommodation.

The accommodation begins with a welcoming vestibule leading into the main hallway, where useful storage is available. The bright and spacious lounge enjoys a large bay window, allowing an abundance of natural light to flood the room and creating a comfortable space for everyday living.

The fitted kitchen provides ample storage and workspace and leads directly into the conservatory. Overlooking the rear garden, the conservatory offers an additional reception area and provides direct access to the outdoor space. A separate dining room adds further flexibility and could equally be utilised as a home office, playroom or family room depending on individual requirements.

There are two generously proportioned double bedrooms located on the ground floor, one of which benefits from built-in wardrobes. The family bathroom is fitted with a shower over the bath and serves the ground-floor accommodation.

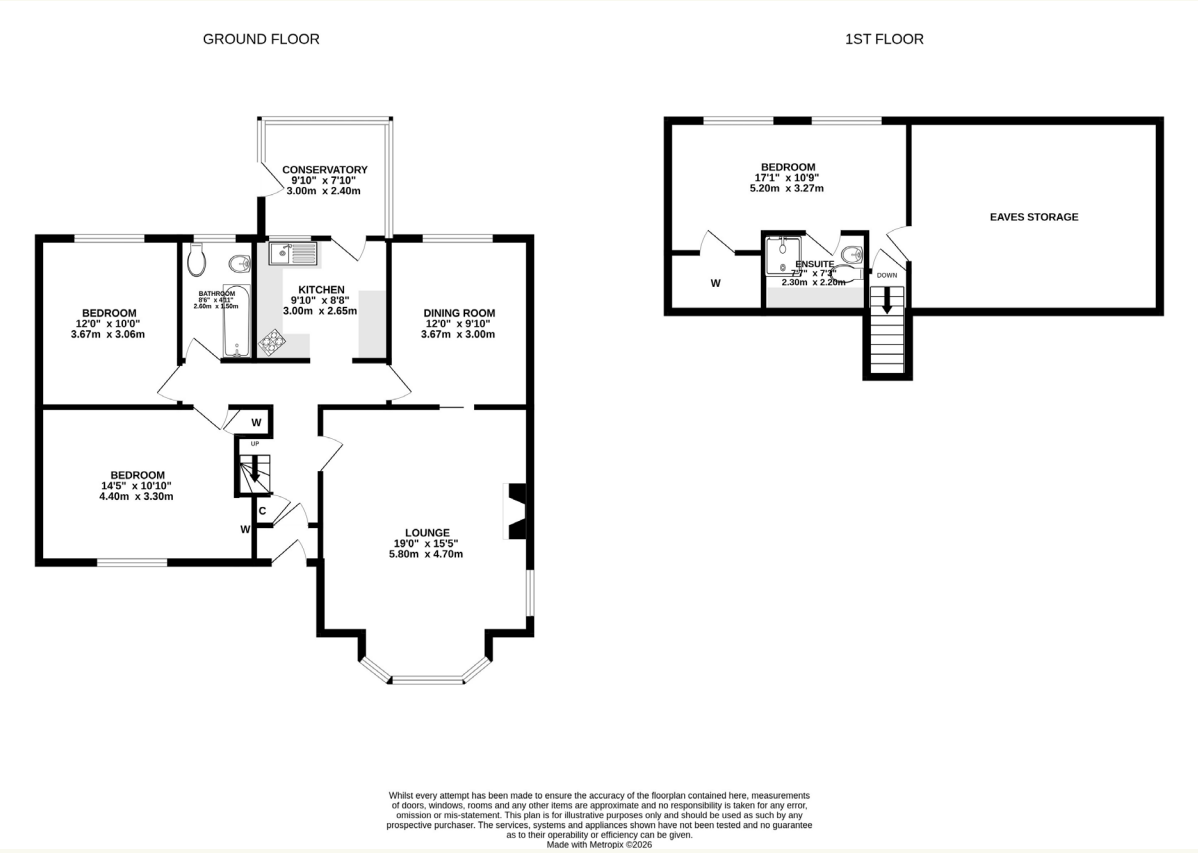
Upstairs, the impressive primary bedroom offers excellent space and features a walk-in wardrobe together with a shower room en suite. Also on the upper level is a substantial eaves storage area, providing valuable storage and offering potential for future development, subject to the appropriate planning and building consents.

Externally, the property is accessed via a gated driveway providing off-street parking for multiple vehicles and leading to a single garage. The front garden is laid mainly in decorative chipstones with mature planting, while the fully enclosed rear patio garden provides an excellent blank canvas for a purchaser to put their own stamp on the outdoor space.

Features

- Vestibule & Hallway
- Kitchen
- Conservatory
- Dining Room
- Lounge
- Two Double Bedrooms
- Family Bathroom
- Primary Bedroom with Ensuite
- Eaves Storage
- Driveway & Garage
- Gardens
- EPC Rating Band D

Offers Over £225,000









Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.