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‘Nairnside’, 121 Pitkerro Road,
Dundee, DD4 7EE







Four-bedroom semi-detached house overlooking Stobswell Park

4 Bed 1 Bath 3 Reception

This charming four-bedroom semi-detached villa offers spacious and versatile accommodation, making it an ideal purchase for families and those seeking a traditional home rich in character and full of original period features. Situated in a highly convenient residential location to the north of Dundee, the property is within easy reach of local schools, shops and everyday amenities, while Dundee city centre offers an excellent range of shopping, leisure and transport facilities.

The accommodation begins with a welcoming entrance vestibule featuring a stunning leaded glass door with matching side panels, leading into the reception hallway. On the ground floor there is a convenient WC fitted with a white suite, together with a bright and spacious lounge featuring an attractive timber fireplace with multi-fuel stove. A separate dining room enjoys a charming fireplace with gas fire and provides direct access to the generous conservatory, which overlooks the garden and benefits from doors opening onto the patio area. The kitchen/breakfast room is fitted with a range of wall and base units and incorporates an integrated hob, double oven and extractor hood. There is ample space for a washing machine, fridge freezer and breakfast dining furniture, while a feature fireplace with gas fire adds further character to the room. The upper floor comprises four well-proportioned bedrooms, each retaining its original fireplace, together with a family bathroom. A fixed staircase leads to a substantial floored attic, providing excellent storage and offering potential for further development, subject to obtaining the appropriate planning permissions and consents. Externally, the property is set within attractive gardens to the front, side and rear. The south-facing rear garden is particularly appealing, featuring areas of lawn, mature well-stocked borders and a paved patio, creating an ideal space for outdoor entertaining and family enjoyment. The front garden is similarly well maintained with lawn and colourful planting, while a garage accessed from Rennell Road provides valuable off-street parking and storage. Additional benefits include gas central heating, partial double glazing, and the inclusion of fitted floor coverings, window blinds where fitted, and the integrated kitchen appliances within the sale.

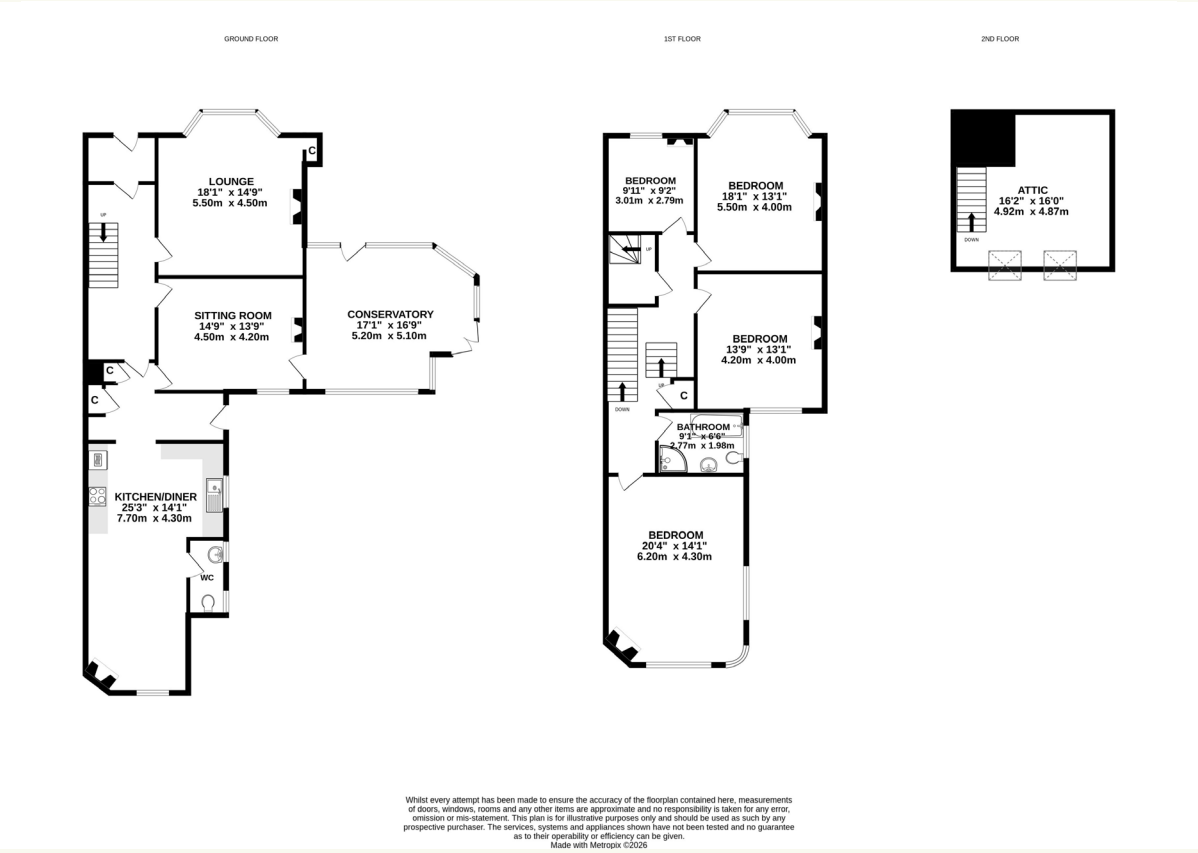
This appealing family home is expected to attract significant interest, and early viewing is highly recommended to fully appreciate the accommodation, character and excellent location on offer.

Grace Church Dundee is a Registered Charity No: SCO44305.

Features

- Entrance vestibule
- Reception hall
- WC/cloakroom
- Lounge
- Dining Room
- Conservatory
- Kitchen
- 4 bedrooms
- Bathroom
- Gas central heating
- Partial double glazing
- Garage & gardens
- EPC Rating D

Offers Over £300,000









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.