

2 Quarry Road,
Muirhead, Dundee, DD2 5QG







One-bedroom link-detached bungalow with outline planning permission for an extension to add two further bedrooms.

1 Bed | 1 Bath | 1 Reception

This link-detached bungalow offers an excellent opportunity for those seeking accommodation all on one level, as well as purchasers seeking scope to extend and create a larger family home in a sought-after location. Situated within the popular village of Muirhead, the property enjoys convenient access to a range of local amenities, including nearby primary schooling in Birkhill, local shops, and public transport links. Dundee City Centre is also within easy reach, providing an extensive selection of shopping, leisure, and recreational facilities.

The accommodation comprises a welcoming entrance hallway with attic access hatch, a bright and spacious south-facing lounge featuring a fireplace with gas fire, and a fitted kitchen/breakfast room equipped with a range of wall and base units, integrated hob, oven and extractor hood. The kitchen also offers space for a washing machine, fridge-freezer, and dining table and chairs. The double bedroom benefits from a built-in wardrobe, while the shower room is finished with tiled and wet-wall-lined surfaces and includes a walk-in shower with instant electric shower. Externally, the property enjoys a large private front garden belonging exclusively to No. 2. To the side and rear are areas of lawn and well-stocked borders, creating a pleasant outdoor space. A driveway provides off-street parking and leads to a single garage. Additional features include gas central heating, double glazing, fitted floor coverings, window blinds where fitted, and integrated kitchen appliances, all of which are included within the sale.

The property also benefits from outline planning permission for the addition of two further bedrooms and an en-suite, offering excellent potential to significantly enhance the existing accommodation. Further details are available at: 26/00509/FULL | Proposed alterations and extension to dwellinghouse | 2 Quarry Road Muirhead Dundee DD2 5QG

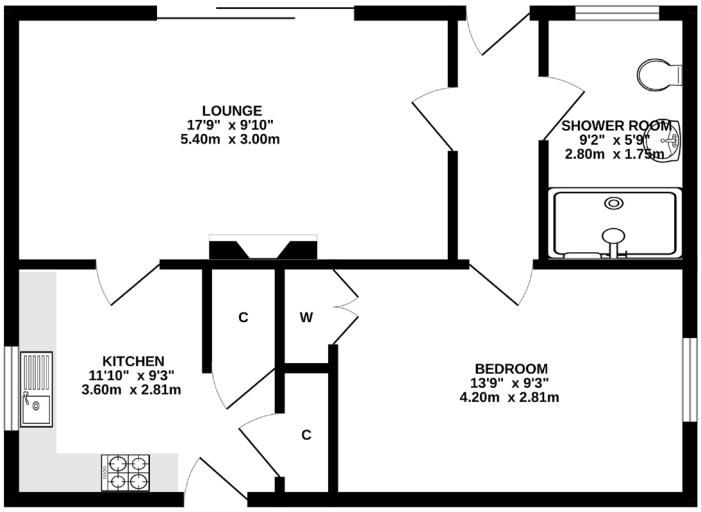
Offering tremendous potential in a highly convenient and desirable location, this attractive home is expected to generate strong interest. Early viewing is therefore highly recommended to fully appreciate the accommodation and development opportunities on offer.

Offers Over £145,000

Features

- Entrance hall
- Lounge
- Kitchen/breakfast room
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Gardens & Garage
- EPC Rating D

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Muirhead is a much sought after village which lies to the north west of the city of Dundee in the county of Angus. It offers excellent primary schooling and the famous “Birkhill” Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth High with its great reputation. Just minutes from Camperdown Park, Templeton Woods, Downfield Golf Club and the Kingsway Retail Park all the facilities a family can wish for, are right on the doorstep. The main A90 dual Carriageway lies a few minutes away providing excellent access to both 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.