

27 Cotton Road,
Dundee DD3 7BS







Beautifully Presented Two Bedroom Terraced Bungalow in a Popular Location

2 Bed | 1 Bath | 1 Reception

Enjoying a popular residential setting with excellent access to a wide range of local amenities, this beautifully presented two-bedroom terraced bungalow offers deceptively spacious accommodation all on one level. Presented in move-in condition, the property combines modern comforts with practical living and is ideally suited to a variety of purchasers.

The accommodation comprises a welcoming entrance hallway with three generous storage cupboards, a bright and spacious lounge, and a recently fitted dining kitchen providing an attractive and functional space for everyday living. A useful utility room offers additional storage and laundry facilities. There are two well-proportioned double bedrooms, one bedroom enjoys the added comfort of an air conditioning unit. The bathroom is fitted with a small bath and separate shower cubicle.

Additional features include double glazing, gas central heating, a partially floored attic space and an electric vehicle charging point. Floor coverings, window coverings, light fittings and the double wardrobes in both bedrooms are all included within the sale.

Externally, the property enjoys an enclosed garden to the front and off street parking under the carport, while the generously sized rear garden is fully enclosed with a combination of lawn, paving and decking. This attractive outdoor space provides an ideal setting for relaxation, outdoor dining and entertaining.

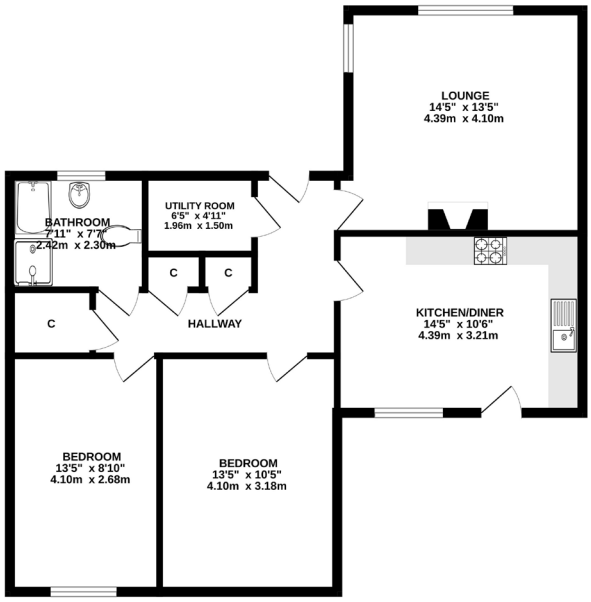
Offering well-maintained accommodation in a popular location, this impressive bungalow is expected to appeal to a broad range of buyers, including downsizers, professional couples and small families. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.

Features

- Hall with storage
- Bright and spacious lounge
- Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Utility Room
- Gas central heating
- Double glazing
- Gardens
- Drive
- EPC Rating C

Offers Over £160,000

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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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.