

36 Park Road,
Dundee, DD3 8LD







Three-bedroom semi-detached villa set on a generous plot with excellent potential

3 Bed | 1 Bath | 1 Reception

Situated in a highly desirable residential area, this spacious semi-detached villa presents an excellent opportunity for buyers seeking a home they can modernise and personalise to their own taste. Occupying a substantial plot, the property offers generously proportioned accommodation throughout and superb potential to create a fantastic family home.

The accommodation is entered via a welcoming hallway which provides access to the principal living areas. The bright and spacious lounge enjoys an abundance of natural light and offers ample space for both lounge and dining furniture, creating a comfortable setting for everyday family life and entertaining.

The fitted kitchen provides a good range of floor and wall-mounted units and benefits from direct access to a useful rear porch, offering additional storage space and convenient access to the garden.

There are three well-proportioned double bedrooms, each providing excellent floor space and flexibility for family living, guest accommodation or home working requirements. The family bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

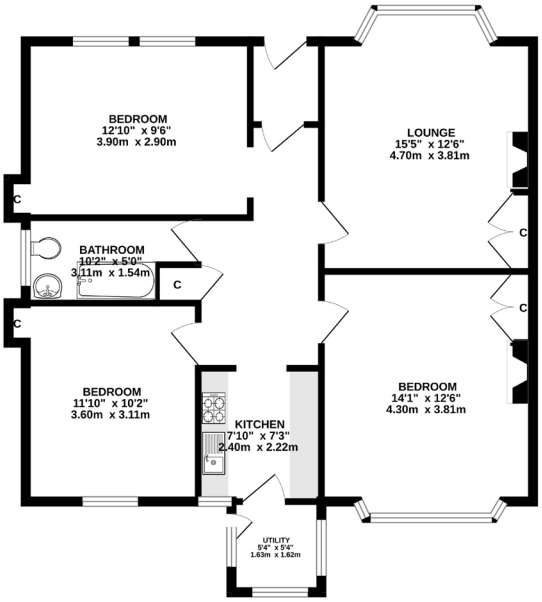
Externally, the property occupies a generous and fully enclosed plot. To the front, a gated driveway provides off-street parking for multiple vehicles and leads to a single garage, ideal for secure parking, storage or workshop use. The front garden is laid for ease of maintenance, while the impressive rear garden is undoubtedly one of the property's standout features. Predominantly laid to lawn with mature trees and established planting, it offers a wonderful outdoor space for families, keen gardeners and those looking to further enhance the property, subject to the necessary consents. The garden also enjoys a favourable aspect, allowing it to benefit from sunshine throughout the day.

Features

- Hallway
- Kitchen
- Porch
- Lounge
- 3 Double Bedrooms
- Bathroom
- Gardens
- Garage/Driveway
- EPC Rate: D

Offers Over £200,000

GROUND FLOOR



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Scotland's fourth-largest city and one of its sunniest, Dundee sits on the north shore of the River Tay and was named among Britain's top twelve places to live by The Sunday Times. This UNESCO City of Design has undergone extensive waterfront redevelopment, including the V&A Dundee, which opened in September 2018. Other attractions include RRS Discovery and HMS Unicorn. Its vibrant cultural scene spans museums, art centres and theatres, including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Combining culture, history and education, Dundee is home to two football clubs, the University of Dundee, Abertay University and the renowned Ninewells Hospital. Residents and visitors enjoy a wide range of bars, restaurants and amenities, with excellent transport links by mainline rail, air and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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