



**6 NAIRN STREET, DUNDEE, DD4 7EN**

**DETACHED BUNGALOW**



### Key Features

- Located in a highly desirable and very popular residential area
- A delightful adaptable spacious home, adorned with original features
- Gas central heating. Double glazing. Large loft space • Generous gardens with driveway leading to a garage



**2** **3** **1**

OFFERS OVER  
**£220,000**

# Property Description

A unique opportunity has arisen to purchase this attractive DETACHED BUNGALOW which is located within a very popular and highly sought after area of Dundee. Convenient to all local amenities and services, and within easy access of the Kingsway and city center, this delightful property is adorned with many original features and offers spacious and adaptable rooms with the benefit of gas central heating and double glazing. There is a large loft space and very generous south facing rear garden, making it ideal for converting or extending if desired. To the front a gated driveway provides parking and leads to a detached wooden garage. To the rear is a mature, easy to maintain, garden with large sunny patio area, stone chipped grounds with a variety of established shrubs. Viewing is essential to appreciate the size and style of this superb property.

## ACCOMMODATION:

Vestibule, Reception Hallway, Lounge/Bedroom 3, Sitting Room, 2 bedrooms, Kitchen, Shower Room, Sunroom

## VESTIBULE:

Enter is into the vestibule with tiled flooring, and a cupboard housing the electric meter and fuse box.

## HALLWAY:

Approx. 8'3 x 15'7. Entry is via a glass panel door into a spacious welcoming hallway with a walk in storage cupboard with cloaks area, light and access into the loft. There is a second shelved storage cupboard, cornicing and a radiator.

## LOUNGE/BEDROOM 3:

Approx. 13' x 15'4. This is a particularly attractive and spacious lounge with front facing bay window, a tiled fireplace and hearth incorporating an open fire, cornicing, and a radiator.

## SITTING ROOM:

Approx. 13'3 x 12'9. A generous room with a rear facing bay window looking out into the garden. Alcove with glass display and storage and a serving hatch into the kitchen, a stone fireplace and hearth incorporating an electric fire. Cornicing and a radiator.

## KITCHEN:

Approx. 6'9 x 14'. Side facing kitchen fitted with the original kitchen units with coordinating work surfaces incorporating a stainless steel sink. There is room for appliances, wall mounted gas central heating boiler and a radiator.

## REAR HALLWAY:

Glass panel door leads into a rear hallway with a side facing, access into the sunroom and into a large side facing shelved storage cupboard.

## SUNROOM:

Approx. 7'4 x 5'. Overlooking and leading into the rear garden.

## BEDROOM 1:

Approx. 13'7 x 12'6. Spacious well presented double bedroom with a front facing bay window, cornicing and a radiator.

## BEDROOM 2:

Approx. 10'2 x 13'10. Rear facing generous size bedroom which overlooks the rear garden, with cornicing and a radiator.

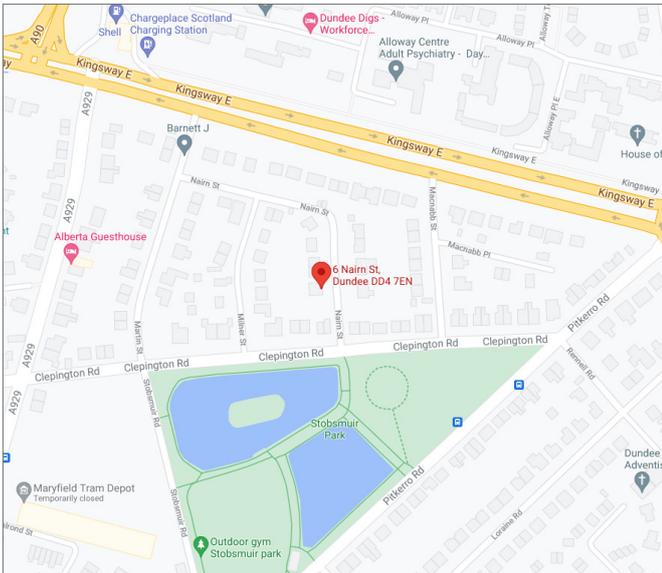
## SHOWER ROOM:

Approx. 10'3 x 5'5. Side facing shower room with a two piece coloured suite with a separate corner shower cubical housing an electric shower. There is tiling to the shower area and to dado height, pine ceiling, mirror with light and bathroom fittings.





# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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