

# Connelly Yeoman



46 SUTHERLAND PLACE, DUNDEE, DD2 2HH

SEMI DETACHED VILLA



- Substantial semi detached villa on an elevated position with stunning views
- Ideally located in a very sought after area, close to all amenities including Ninewells Hospital
  - Gas central heating and double glazing
- Mature gardens front and rear, large driveway, and a detached garage



OFFERS OVER  
**£240,000**

# Property Description

Occupying a generous elevated plot in a sought-after residential location, this substantial four-bedroom SEMI DETACHED VILLA offers spacious and flexible family accommodation with outstanding views towards The Dundee Law and the Sidlaw Hills. The property enjoys an enviable position with mature gardens, excellent privacy, and a large driveway leading to a garage, making it an ideal home for growing families seeking both space and convenience. The ground floor is thoughtfully arranged and comprises a bright and welcoming lounge, where a large bay window frames impressive panoramic views across the city skyline towards The Dundee Law and the Sidlaw Hills. A formal dining room provides the perfect setting for entertaining, and a well-proportioned kitchen. Two generous double bedrooms and a family bathroom complete the ground floor accommodation. On the upper level are two further spacious bedrooms, together with a modern shower room, creating a versatile layout suitable for families, guests or home working. Externally, the property sits within a substantial plot featuring generous gardens to the front and rear. A large driveway provides ample off-street parking and leads to a detached garage. Located within a popular and well-established area of Dundee, the property is ideally placed for local schools, shops, public transport links and commuter routes, while enjoying an elevated setting that maximises its attractive outlook.

**ACCOMMODATION COMPRISING: VESTIBULE, ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, FOUR BEDROOMS, FAMILY BATHROOM AND SHOWERROOM.**

**ENTRANCE VESTIBULE:** Entry into the property is via a vestibule which has a cupboard which houses the electric fuse box. A second cupboard offers storage for outdoor clothing and shoes. A glass panelled door leads into a welcoming hallway.

**INNER HALLWAY:** A wooden balustrade staircase leads from here to the upper floor accommodation. On the half landing is a velux window providing natural light to the staircase and hallway. An understairs cupboard provides storage for larger household items.

**LOUNGE:** Approx. 14'10 x 19'4 (into the bay window) A spacious and bright lounge with a bay window showcasing stunning views of the Dundee Law and Sidlaws. As a focal point there is an open fire set in a marble inlay and hearth with a wood effect surround. There is wood effect flooring and a radiator.

**DINING ROOM:** Approx. 11' X 12'5. The dining room has wood effect flooring and patio doors leading out to the rear garden. There is ample space for dining furnishings and a radiator.

**KITCHEN:** Approx. 11' x 10'. Fitted with a range of modern base and wall mounted storage units in white gloss finish; complimentary work surfaces and a composite sink and drainer with mixer tap; tiled splashbacks; Built-in Gas Hob and Double Oven/Grill below; **NB the overhead cooker hood and integrated Dishwasher are not in working order;** radiator; tiled-effect flooring; rear-facing window and external back door out to the garden.

**FAMILY BATHROOM:** Approx. 5'10 x 8'8. Fitted with a double ended bath with floor mounted tap and shower, a WC, a corner shower cubicle housing a power shower and a floating wash hand basin with vanity. The bathroom is finished with neutral modern tiling, spot lights to the ceiling and a heated towel rail. An opaque window overlooks the rear of the property and provides natural ventilation and light.

**BEDROOM 1:** Approx. 14'4 x 11'5. Situated on the ground floor this large double bedroom has a range of shelved and hanging wardrobes with a vanity area which has storage above and laminate flooring.



**BEDROOM 2:** Approx. 10' x 12'. This good sized double bedroom has ample space for furnishing and overlooks the rear garden.

**BEDROOM 3:** Approx. 11'7 x 15'9. With a velux window framing stunning views over the Law Hill and out towards the Sidlaws and a second window looking over the side of the property making it a light and bright bedroom. It has two shelved and hanging wardrobes with access for further storage into the eaves and wood effect laminate flooring.

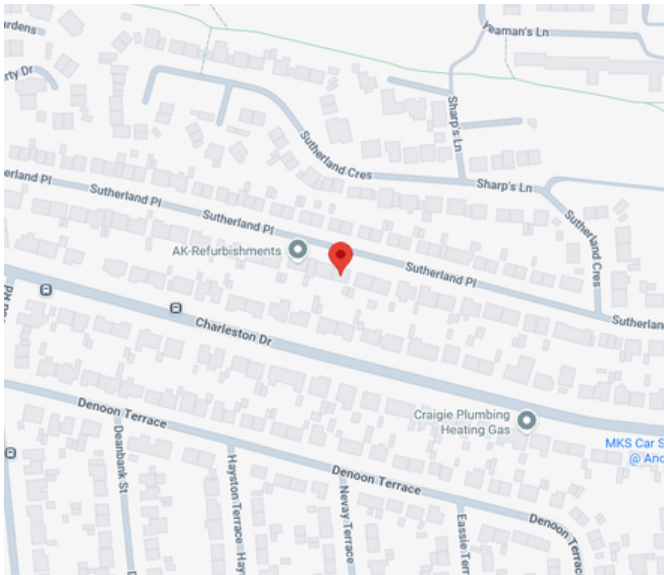
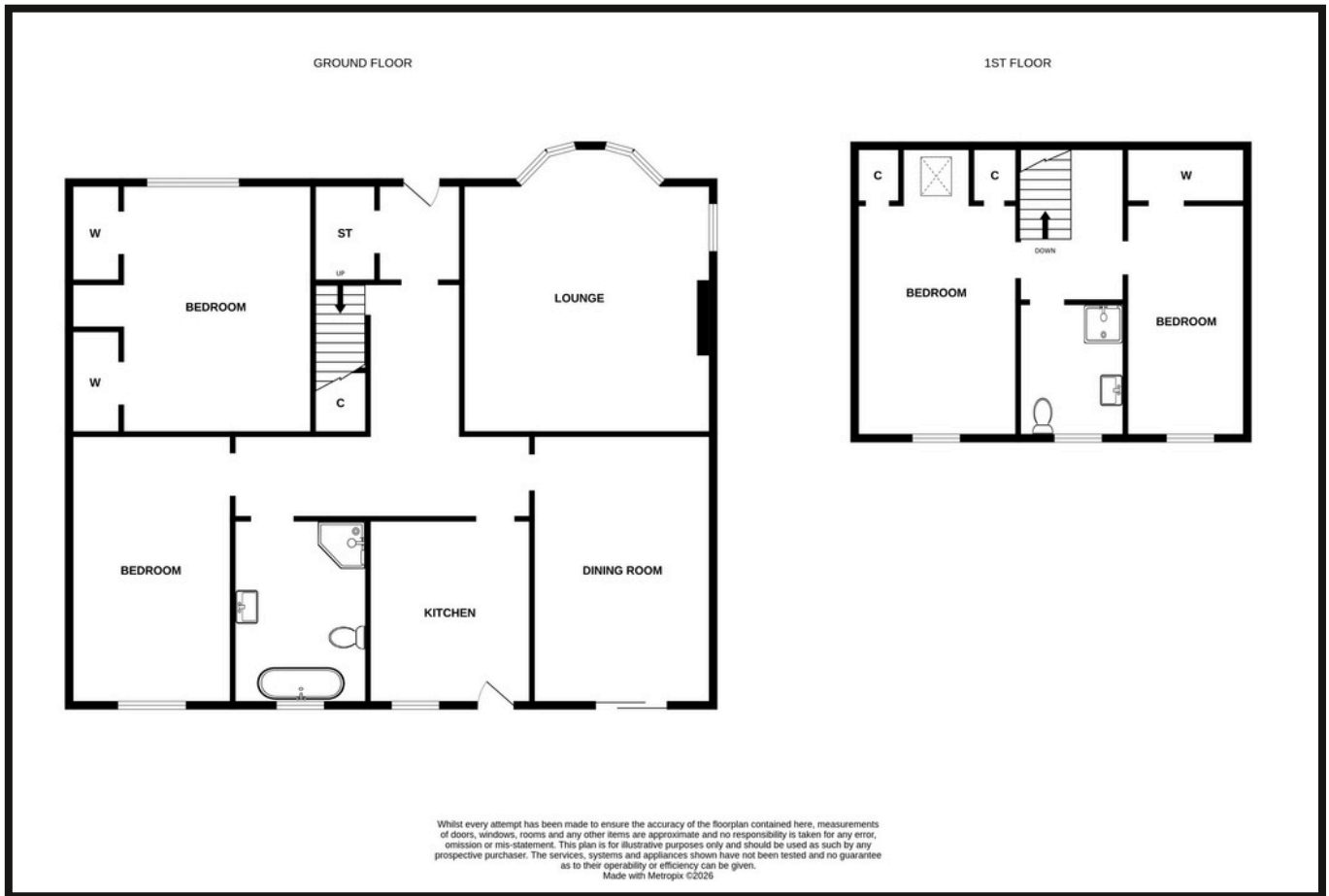
**BEDROOM 4:** Approx. 6'6 x 12'. A rear facing bedroom looking out onto the garden. It has a walk in wardrobe with access into the eaves for additional storage and a radiator.

**SHOWER ROOM:** Approx. 5'2 x 6'4. Fitted with a shower cubicle, WC and a floating wash hand basin incorporating a vanity unit. There is modern tiling to the floor and a window providing natural ventilation and light.

**GARDENS & GARAGE:** The property is set within a good sized area. The garden to the front has been laid to lawn bordered by established shrubs. A large lock block driveway, with space for several cars, leads to a detached garage with up and over door, power and light. The south facing rear garden is tiered with a decked patio area, ideal for outdoor furnishings, and steps lead up to an area of lawn which is bordered by an established hedge and shrubs.



# 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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