

Simple Approach



Estate Agents



61 Pitkerro Road, Dundee  
DD4 7ED

Offers over £245,995

284 Perth Road, DD2 1AN

Tel: 01382 646 133 Email: [info@simpleapproachdundee.co.uk](mailto:info@simpleapproachdundee.co.uk) [www.simpleapproachea.co.uk](http://www.simpleapproachea.co.uk)

Simple Approach are pleased to offer this immaculately presented three bedroom house on Pitkerro Road to the Dundee residential market. Set within a highly sought after location this stunning property comes to the market in excellent move in condition and has been decorated with great contemporary style. This lovely family home is the ideal purchase for any growing family looking for a home with modern, tasteful decoration throughout with generously-proportioned living space. Comprising; a welcoming entrance hallway, a grand lounge with large front facing windows allowing for plentiful natural light to flood the room and ample space for dining. A very stylish fully fitted kitchen with integrated appliances, three generous bedrooms and a chic family bathroom with stunning free standing bath feature. This property offers modern-day style across three floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway, gas central heating and double glazing. Viewing is essential to appreciate the over all excellent location and beautiful home on offer here at Pitkerro Road.

### Vestibule

4'11" x 4'7" (1.52 x 1.41)

### Entrance Hallway

21'4" x 6'7" (6.52 x 2.01)

### Lounge

13'8" x 19'4" (4.17 x 5.90)

### Kitchen

11'9" x 12'11" (3.59 x 3.94)

### Master Bedroom

19'3" x 11'8" (5.88 x 3.56)

### Bedroom 2

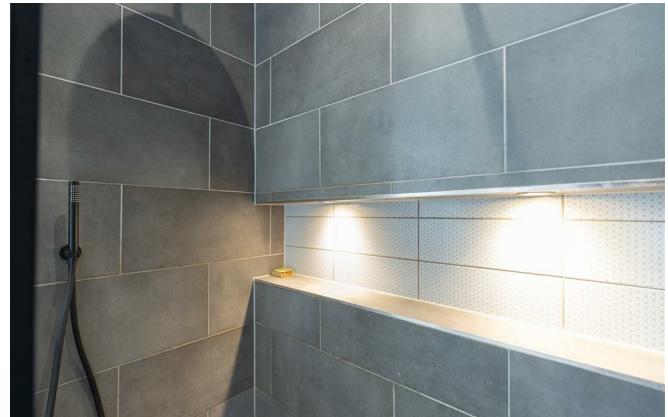
8'6" x 16'4" (2.60 x 4.99)

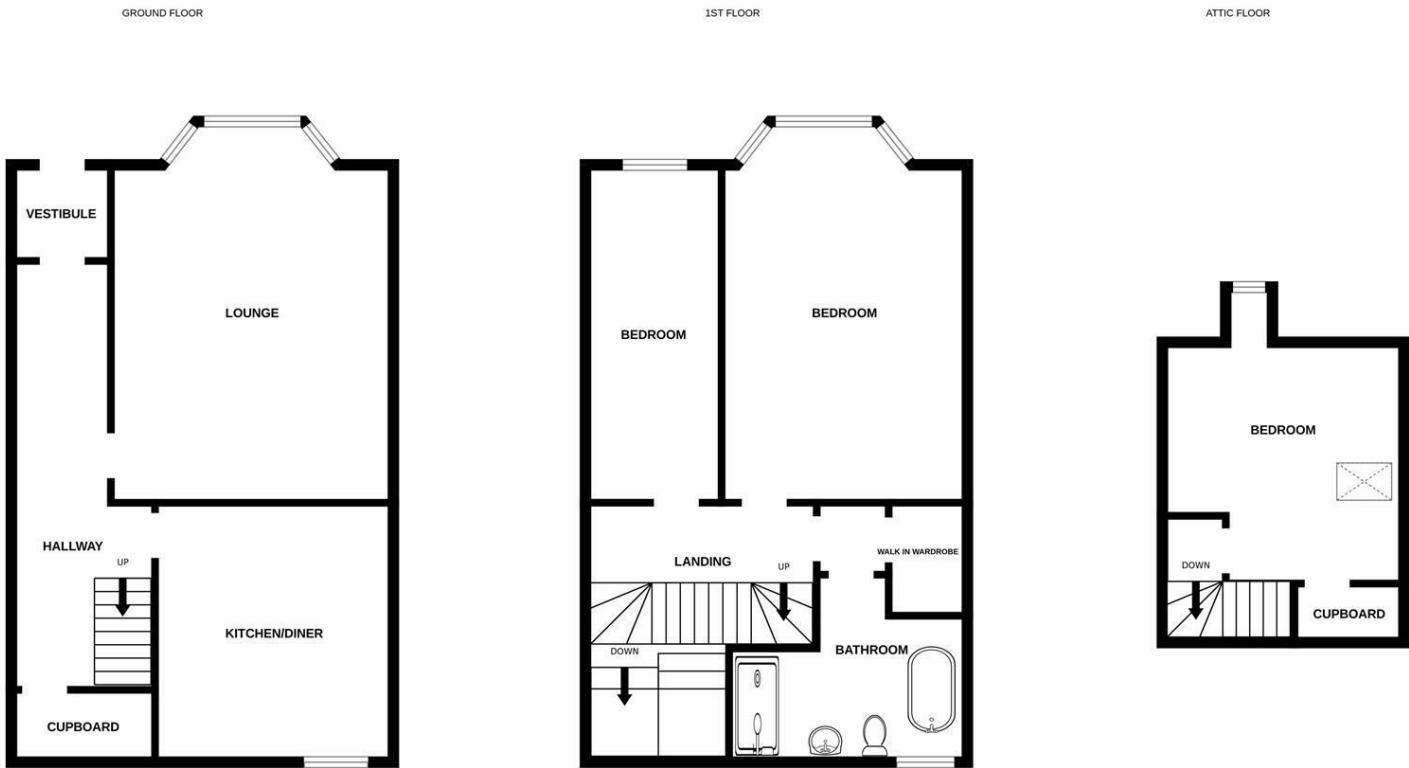
### Bathroom





- Stunning Family Home
- Stylish Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Desirable Location
- Contemporary Interior Throughout
- Chic Family Bathroom
- Large Driveway
- Three Generous Bedrooms
- Grand Lounge
- Private Rear Garden





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.

Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	