

Simple Approach



**353 Blackness Road, Dundee  
Angus DD2 1ST**

**Offers over £285,000**

Simple Approach are delighted to welcome this bright and spacious detached bungalow on Blackness Road to the residential market. Offering generous living space suitable for any growing family and benefiting from modern comforts such as oil central heating and double glazing. The property comprises; a bright entrance hall, a lounge with large front facing windows allowing natural light to flood the room, separate dining room, a spacious kitchen with integrated appliances, a bright conservatory space leading to the rear garden, three sizable bedrooms on the ground floor and a further two bedrooms on the attic floor of the property, this lovely home is complete with a family bathroom. Externally the property benefits from having a large driveway suitable for multiple cars, a single garage and a well maintained, fully enclosed rear garden with great amount of space for outdoor furniture. This property provides comfortable and ample living space for many purchasers and comes to the market in good condition throughout- where viewing is absolutely essential to appreciate the overall size and great location of this property.

**Entrance Hallway**

**Lounge**

18'11" x 12'6" (5.77 x 3.82)

**Bedroom**

12'4" x 12'5" (3.78 x 3.80)

**Diningroom**

13'0" x 12'5" (3.97 x 3.79)

**Kitchen**

10'5" x 11'7" (3.20 x 3.55)

**Sun room/ rear porch**

6'0" x 11'5" (1.85 x 3.48)

**Bathroom**

10'4" x 4'6" (3.17 x 1.38)

**Bedroom**

12'5" x 10'6" (3.80 x 3.21)

**Bedroom**

12'5" x 9'6" (3.79 x 2.90)

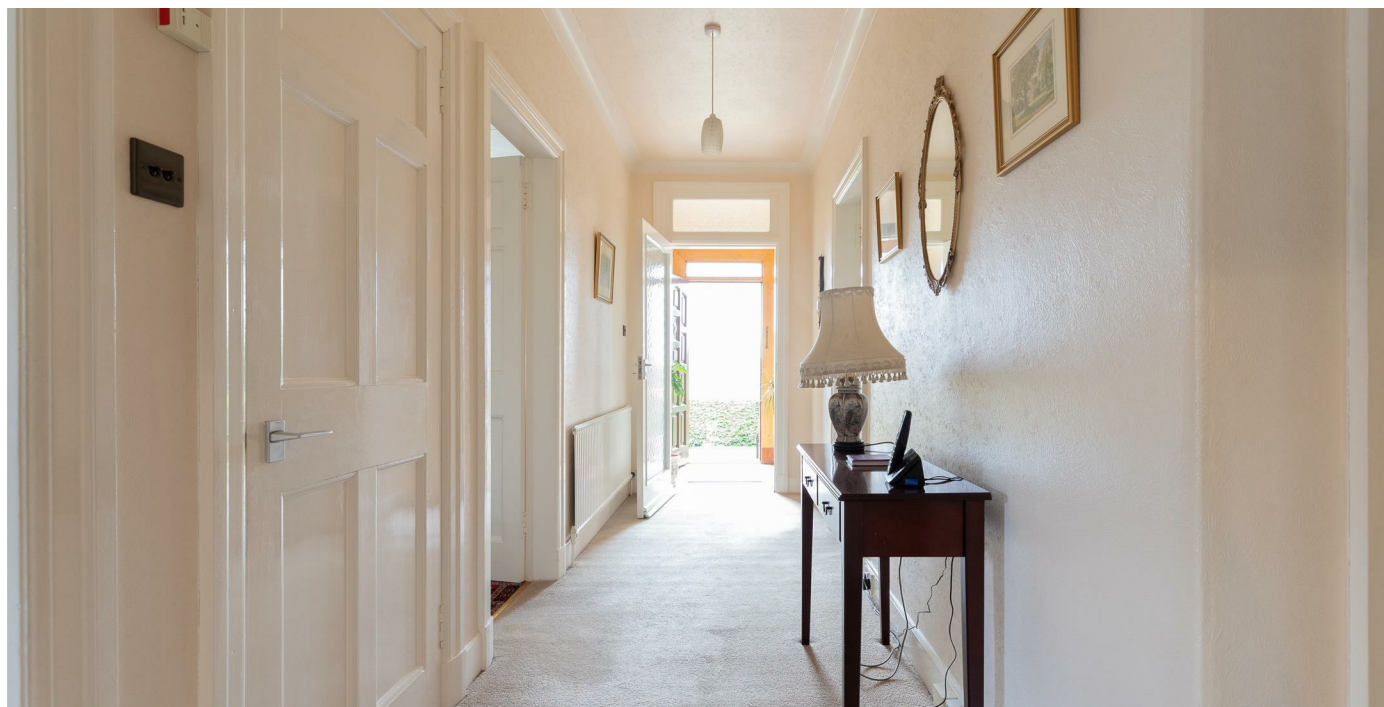
**Bedroom**

7'6" x 12'0" (2.29 x 3.67)

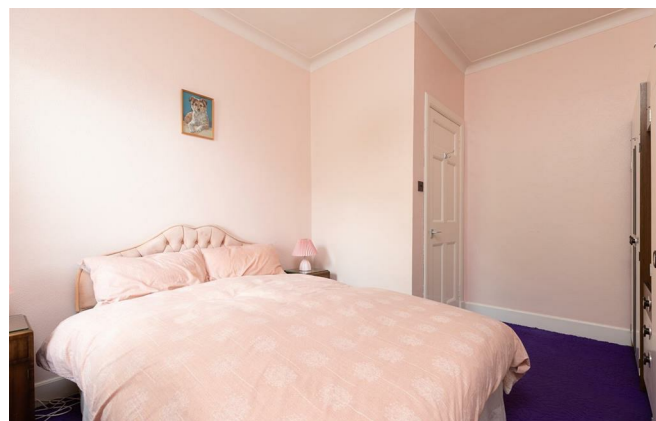
**Bedroom**

11'5" x 9'4" (3.50 x 2.85)



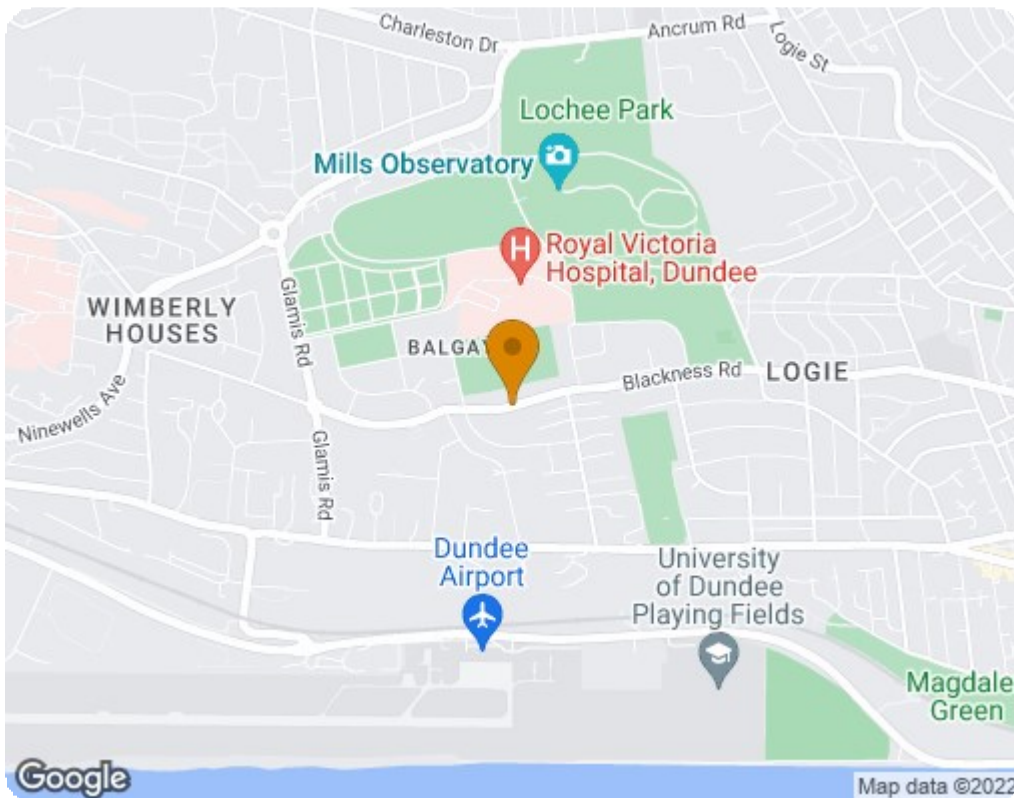


- Beautiful Detached Bungalow
- Separate Dining Room
- Generous Accommodation Throughout
- Highly Sought After West End Location
- Beautifully Maintained Rear Garden
- Oil Central Heating and Double Glazing
- Five Sizable Bedrooms
- Large Private Driveway & Single Garage





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 ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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			67
(55-68) D		39	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	