

Simple Approach



3 Rennell Road, Dundee
DD4 7DU

Offers over £215,995

This spacious detached bungalow, complete with an attic conversion, presents a fantastic opportunity to acquire a versatile family home in the highly sought-after Rennell Road area of Dundee. Offering generous accommodation throughout, the property is ideally suited to a range of buyers, particularly those looking to modernise.

Upon entering, you are welcomed by a bright and inviting entrance hallway that provides access to the main living areas. To the front of the property, a well-proportioned lounge enjoys an abundance of natural light, creating a comfortable and relaxing space. The kitchen, located to the rear, offers excellent potential for redesign and upgrading to suit modern tastes.

The ground floor further comprises two spacious bedrooms, a family bathroom, and the added convenience of a separate shower room. A conservatory extends the living space and overlooks the rear garden, providing an ideal setting for dining, entertaining, or simply enjoying the outdoor surroundings.

Upstairs, the attic conversion has been thoughtfully utilised to create two additional bedrooms, offering flexible accommodation that could be used for family living, guest rooms, or home working.

While the property would benefit from a degree of modernisation, it boasts excellent fundamentals including gas central heating and double glazing, ensuring comfort and efficiency.

Externally, the home continues to impress with a private driveway leading to an internal garage, providing ample off-street parking and storage. To the rear, a large private garden offers a wonderful outdoor space.

Overall, this is a rare opportunity to purchase a generously sized home in a desirable location with the scope to create a truly outstanding family residence tailored to your own style and needs.

Living Room
13'3" x 11'8" (4.06 x 3.56)

Kitchen
12'2" x 9'8" (3.71 x 2.95)

Rear Porch / Garden Room
11'10" x 8'3" (3.61 x 2.52)

Bedroom One
9'8" x 9'8" (2.97 x 2.96)

Conservatory
12'5" x 7'8" (3.79 x 2.35)

Shower Room
7'5" x 5'6" (2.28 x 1.69)

Bedroom Two
8'9" x 11'8" (2.67 x 3.57)

Bathroom
6'3" x 5'11" (1.93 x 1.82)

Bedroom Three
9'6" x 15'7" (2.90 x 4.76)

Bedroom Four
5'6" x 9'5" (1.70 x 2.89)

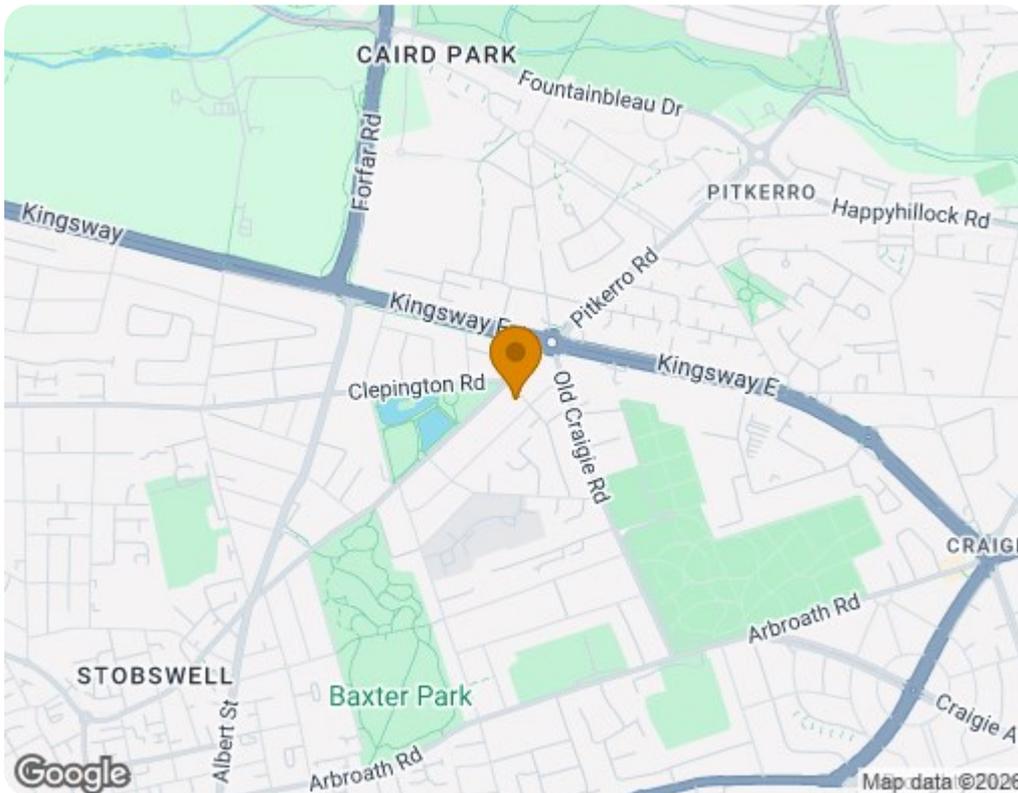
Garage
9'8" x 7'8" (2.97 x 2.35)





- Detached Bungalow With Attic Conversion
- Shower Room & Bathroom
- Internal Garage
- Four Bedrooms
- Bright Front Facing Lounge
- Private Driveway
- Rear Conservatory
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC