

Simple Approach



**11 Lansdowne Gardens, Dundee**  
**DD2 3HZ**

**Offers over £98,995**

This well-presented mid-terraced bungalow on Lansdowne Gardens, Dundee offers bright, spacious accommodation and is brought to the market in excellent move-in condition, making it an ideal choice for a range of buyers.

The property welcomes you with a bright entrance hall that sets the tone for the rest of the home. The modern kitchen is thoughtfully designed, providing ample storage and workspace, while the spacious lounge offers a comfortable and inviting area for relaxation and entertaining. There is a generously sized double bedroom, offering plenty of space for furnishings, along with a fresh white shower room. Further benefits include gas central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency all year round.

Externally, the property enjoys small private outdoor spaces to both the front and rear, perfect for low-maintenance outdoor living.

Overall, this charming bungalow combines practicality with comfort in a desirable location, and early viewing is highly recommended.

**Lounge**

10'4" x 14'10" (3.16 x 4.53 )

**Kitchen**

10'7" x 7'1" (3.23 x 2.16)

**Bedroom**

10'8" x 11'5" (3.26 x 3.50 )

**Shower Room**

4'9" x 6'9" (1.46 x 2.07)

**Storage**

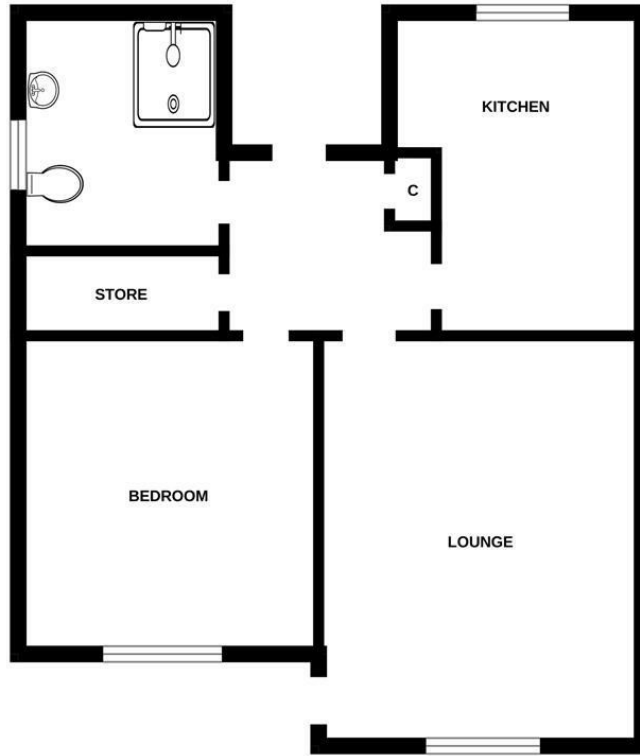
3'5" x 5'7" (1.06 x 1.72)



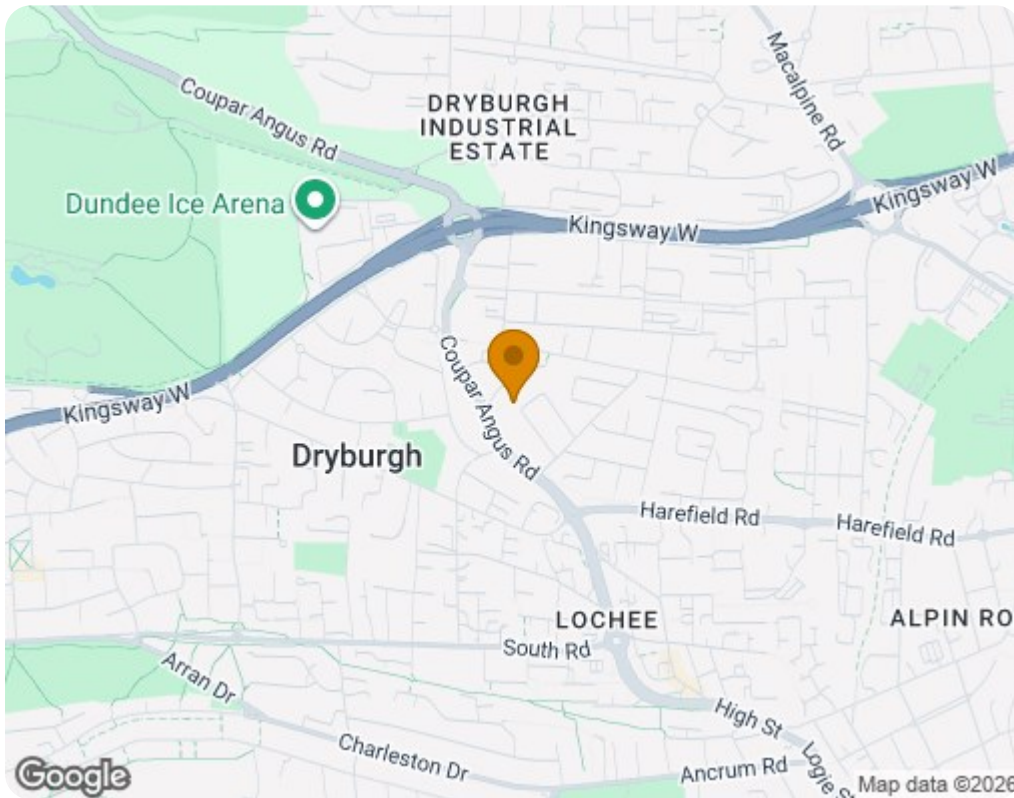


- Mid Terraced Bungalow
- One Generous Bedroom
- Ideal For First Time Buyers, Investors Or Professionals
- Very Well Presented Throughout
- Private Outdoor Space To Front & Rear
- Sought After Location
- Sold As Seen (White Goods, Wardrobes & Blinds Included In The Sale)
- Gas Central Heating & Double Glazing
- SOLD AS SEEN - White Goods And Remaining Furniture Included In Sale





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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	