



**16 Collingwood Street, Dundee**  
**DD5 2UE**

**Offers over £345,995**



This stunning detached house on Collingwood Street offers an exceptional opportunity to secure a family home in walk-in condition, just a short stroll from the scenic Broughty Ferry beach. The property boasts a bright and spacious lounge filled with natural light, a welcoming dining room, and a modern fitted kitchen with ample space for casual dining – the perfect setting for family meals and entertaining. A downstairs shower room adds convenience, while the home offers three generous bedrooms, including one on the ground floor, making it flexible for a variety of family needs. A further family shower room serves the upper level.

Practical features include gas central heating, triple & double glazing, and excellent storage. Externally, the home benefits from a private driveway and detached garage, while the fully enclosed rear garden provides a safe and attractive outdoor space for children and relaxation. Situated in a highly sought-after residential area, close to local amenities, schools, and the waterfront, this property combines style, comfort, and convenience. It is truly an ideal family home ready to move straight into. Viewing is essential to appreciate all that is on offer here at Collingwood Street, Broughty Ferry.

### Lounge

14'0" x 9'0" (4.28 x 2.76)

### Dining Room

9'5" x 12'5" (2.88 x 3.79)

### Kitchen

8'10" x 21'11" (2.70 x 6.69)

### Downstairs Shower Room

7'11" x 6'0" (2.42 x 1.83 )

### Entrance Hallway

13'6" x 8'6" (4.13 x 2.60)

### Bedroom Two (Downstairs)

11'5" x 8'11" (3.50 x 2.74 )

### Bedroom One (Upstairs)

10'5" x 10'2" (3.20 x 3.12 )

### Bedroom Three (Upstairs)

8'10" x 13'1" (2.70 x 4)

### Family Shower Room

4'11" x 7'10" (1.50 x 2.39)

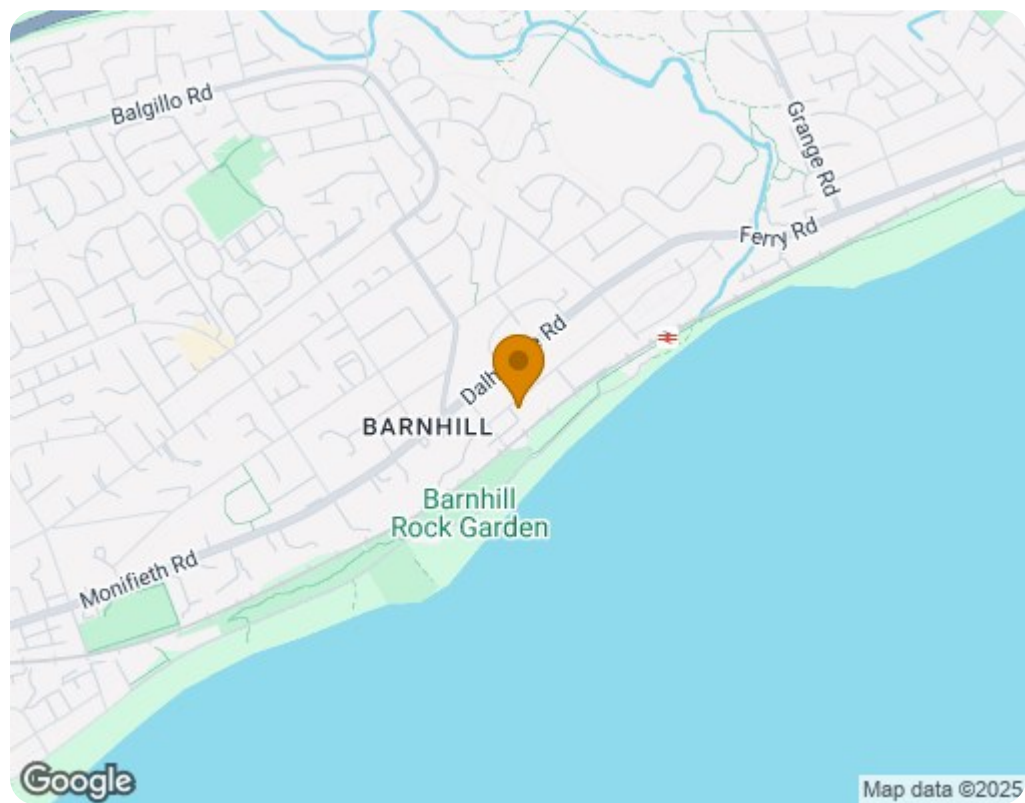





- Generous Three Bedroom Detached House
- Open Plan Lounge / Dining Room
- Sought After Location - Close To Broughty Ferry Beach
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Move In Condition Throughout
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Modern Fitted Kitchen
- Private Driveway & Detached Garage
- Spacious Accommodation Set Over Two Floors







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC 