

Simple Approach



**Northwood Lodge, 116 Strathern Road, Dundee
DD5 1JW**

Offers over £258,995

Set within the highly sought-after area of Broughty Ferry, this detached bungalow on Strathern Road presents an excellent opportunity for buyers looking to create a bespoke family home. While the property is in need of upgrading and renovation, it offers generous accommodation and significant potential for modernisation and enhancement.

The internal layout comprises a welcoming entrance hallway that provides access to all main living areas. The bright and spacious lounge benefits from an abundance of natural light, creating a warm and inviting living space. There are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working. The kitchen and bathroom are functional but would benefit from upgrading, allowing purchasers to design and install contemporary fittings to suit their personal taste.

The property further benefits from gas central heating and enjoys a private rear garden, providing a peaceful outdoor space with scope for landscaping.

Situated in a desirable residential location, close to local amenities, schools, and transport links, this property combines location with opportunity. With the right vision and investment, it has the potential to be transformed into a fantastic and comfortable family home.

Lounge

12'10" x 14'5" (3.92 x 4.41)

Bedroom One

16'5" x 11'8" (5.02 x 3.57)

Kitchen

12'10" x 12'5" (3.92 x 3.79)

Bedroom Two

12'7" x 11'5" (3.86 x 3.48)

Shower Room

6'9" x 8'11" (2.07 x 2.72)

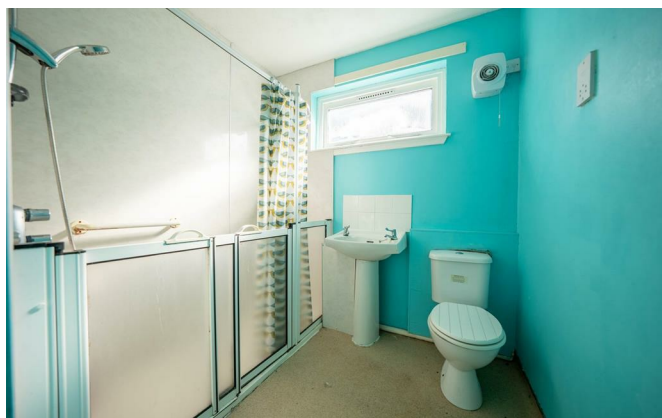
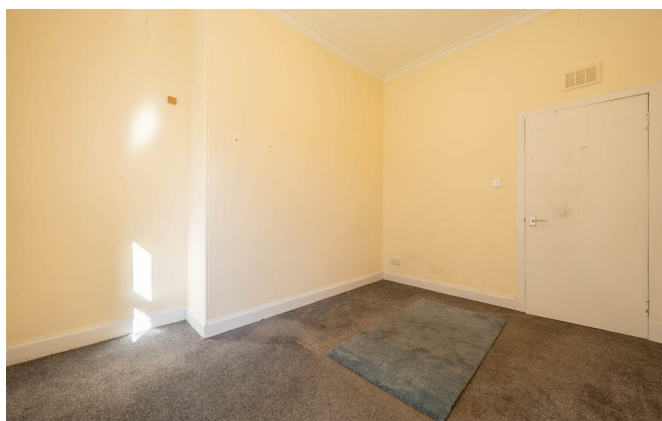
Bedroom Three

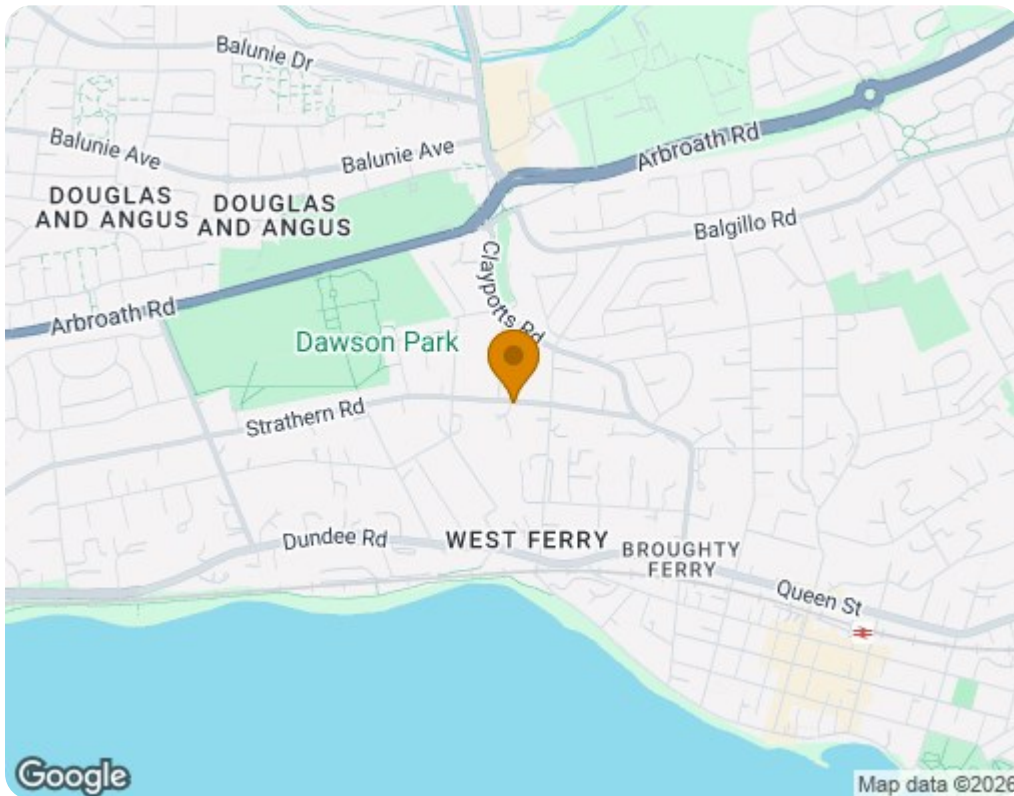
11'10" x 10'0" (3.61 x 3.05)





- Detached Bungalow
- Bright & Spacious Lounge
- Gas Central Heating
- Three Bedrooms
- Good Sized Kitchen
- Highly Sought After Broughty Ferry Location
- Modernisation Required
- Private Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(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		67
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC