

Simple Approach



**9 Bower Mill Lane, Dundee
DD3 9UE**

Offers over £169,995

Located in a quiet and desirable area of Dundee, this two-bedroom semi-detached home on Bower Mill Lane presents an excellent opportunity for those looking to put their own stamp on a property. Offering bright and spacious accommodation throughout, the ground floor comprises a generous living room with large windows that flood the space with natural light, and a functional kitchen with scope for upgrading. Upstairs, there are two well-sized double bedrooms and a family bathroom, all of which benefit from ample natural light and offer the potential for stylish renovation.

Externally, the property boasts a private driveway providing off-street parking and a garage for additional storage or workshop use. To the rear there is a sizeable private, fully enclosed garden. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Ideal for first-time buyers, growing families, or those looking for a rewarding renovation project, this property combines solid structure with great potential in a sought-after location. Early viewing is recommended to fully appreciate the space and opportunity on offer here at Bower Mill Lane, Dundee.

Lounge

12'5" x 18'2" (3.81 x 5.54)

8'7" x 16'7" (2.63 x 5.07)

Kitchen

8'9" x 12'5" (2.68 x 3.80)

Bedroom

9'8" x 10'5" (2.95 x 3.20)

En-Suite

5'11" x 3'6" (1.81 x 1.09)

Bedroom

6'3" x 10'1" (2.05 x 2.79)

Bathroom

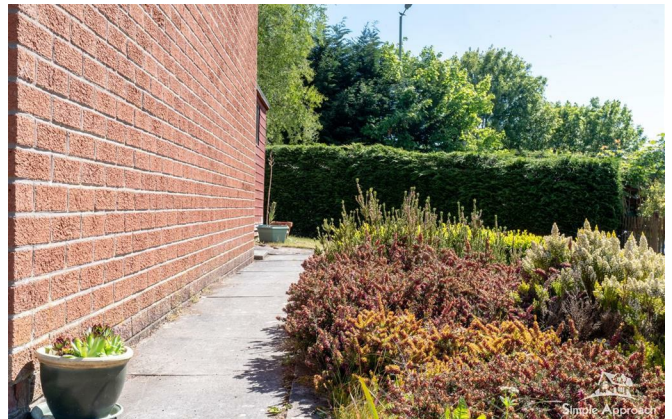
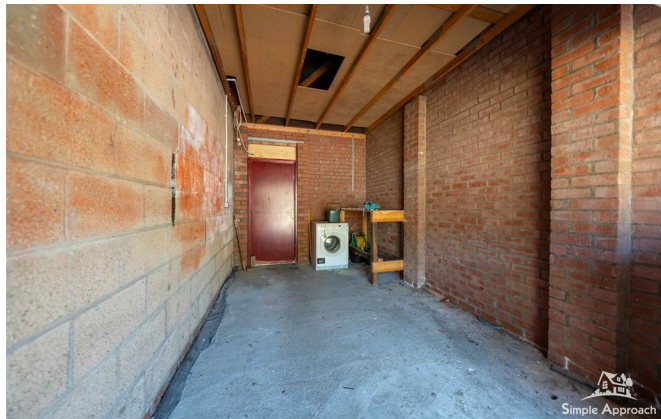
6'0" x 6'0" (1.84 x 1.83)

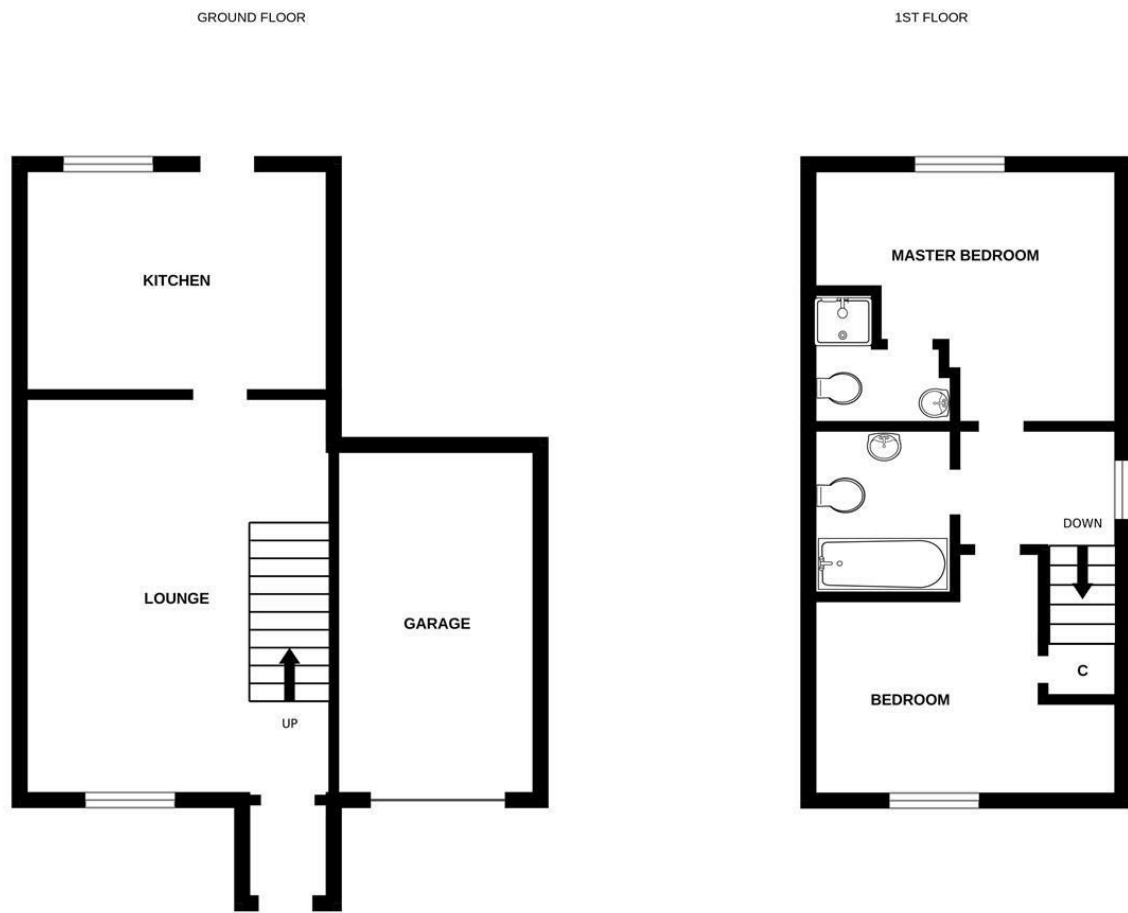
Garage



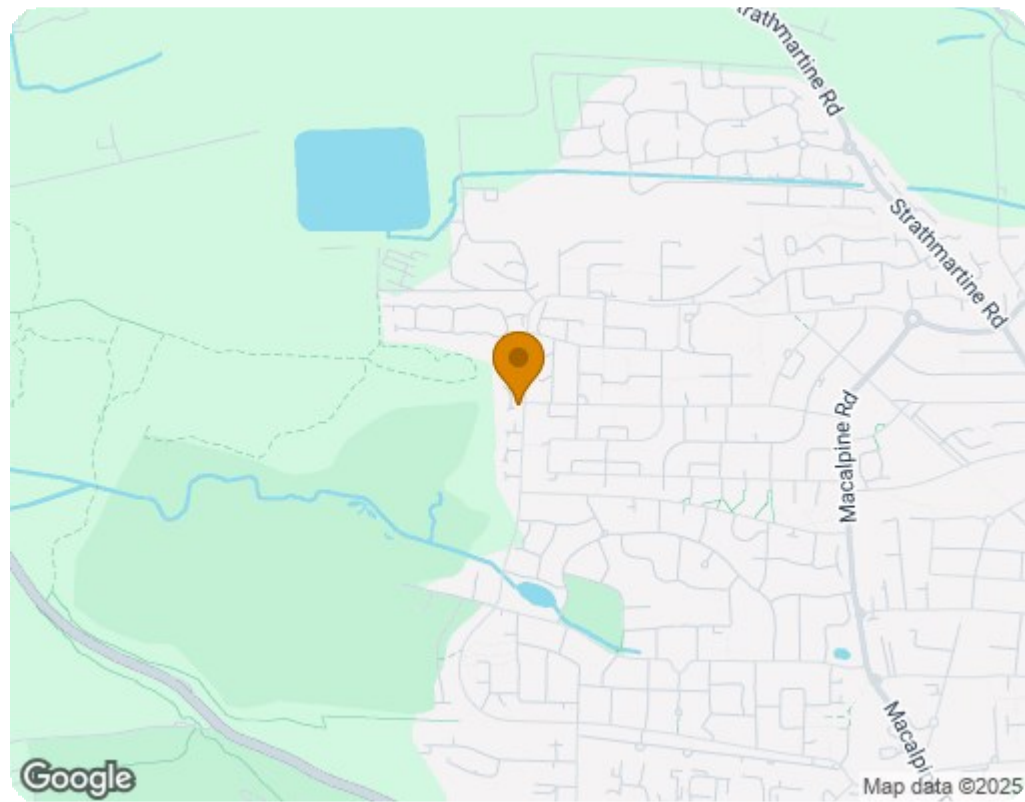


- Semi Detached House
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Ideal For First Time Buyers Or Small Families
- Highly Sought After Location
- Private Driveway & Garage





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		