



622 PERTH ROAD, DUNDEE, DD2 1QB
OFFERS OVER £300,000



LCD

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HOME REPORT VALUATION **£300,000**

EPC RATING

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This exceptional 3-bedroom detached property sits on the west end of the Perth Road with Ninewells Hospital only a 10 minute walk away. The property is also excellently located for easy access to Invergowrie and the A90 offering commuting links to Perth and Edinburgh. The subjects have been well maintained throughout and benefit from a beautifully landscaped south facing garden perfect for families and those who enjoy gardening. This is an ideal family home and for those looking for one level living.

The front of the property is kept private with a mature boundary hedge set back from the main road and a paved driveway with carport offering ample off-street parking. The property opens to the entrance vestibule leading into the kitchen laid with laminate flooring and a tiled splashback. The room is fitted with wall and base units and benefits from a good size larder and cupboard housing the boiler. The freestanding cooker, washing machine and undercounter fridge are included.

The lounge and sunroom are located to the rear of the property featuring large windows and a glass door that welcome abundant natural light. The views extend across the landscaped garden with lawn and shrubs which have been well maintained. The brick fireplace serves as a central feature of the lounge adding character to the room. The dining room is well sized and enjoys a large front facing window. The open-tread staircase rises from this room to the first-floor accommodation and features a carpet runner, giving the room a distinctive focal point.

The main bedroom is located on the ground floor with a south facing window offering views across the rear garden. The room is generously sized with ample space for all necessary bedroom furniture. The shower room is also located on the ground floor and is of a modern design with a large walk-in shower with wet wall, white wash hand basin and w.c. The room is finished with tiled walls and laminate flooring.

On the first-floor landing are fitted storage units and a Velux window. The largest room on the first-floor benefits from stunning views across the River Tay from the dormer window and includes a fitted wardrobe. The second double bedroom benefits from an en-suite and access to the roof void offering excellent additional storage space. The en-suite includes a wash hand basin and w.c.

The front garden is laid with stone chips and shrubs perfect for easy maintenance. The rear garden is in wonderful condition with a stone chipped upper tier with steps leading down to the lawn garden with an immaculate border with flowers and shrubs. Beyond the mature shrubs to the rear of the garden is an additional lawned area which would be ideal as a private seating area or a vegetable garden.

Early viewing is highly recommended to fully appreciate this property.

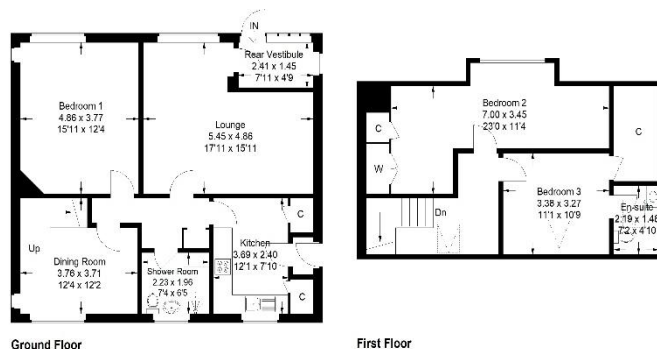


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1246088)



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