

Buy your next home with Next Home

Leading Perthshire Estate Agency

233 Perth Road, Dundee, DD2 1EJ

Offer Over £325,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

233 Perth Road, Dundee, DD2 1EJ

Many thanks for your interest with 233 Perth Road, Dundee, DD2 1EJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The property is situated in Dundee's desirable West End and offers easy access to both the city centre and Perth Road with its bustling community of independent shops, cafes, restaurants and small businesses.

Located near Ninewells hospital, the University of Dundee and within walking distance of Magdalen Green and the River Tay this property will appeal to both families and professionals. There are a number of local primary schools, Blackness Primary, St Joseph's RC Primary and Victoria Park Primary School and the oldest public school in Dundee and well-regarded Harris Academy is close by.

On the route of a regular commuter bus service and less than a mile away from Dundee train station and a domestic airport this popular residential area also boasts excellent transport links to main cities in the UK.





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Next Home are delighted to bring this rare to the market semi-detached Georgian villa set in the much sought after West End of Dundee.

The property has been used for a variety of purposes and with accommodation that is adaptable and versatile it lends itself to a development opportunity and an ideal family home.

The spacious accommodation is set over four levels with the ground floor comprising a vestibule and welcoming entrance hall with an impressive stairwell being a key feature, three further spacious reception rooms offer flexible living space for any potential buyer.

The first floor is currently being used as living quarters and overlooks a well-maintained front garden with lawn and mature planting and shrubbery to the borders. There is a bright and airy lounge with ample space for large free-standing furniture. The dual aspect windows allow the natural light to flood into the room and offer a view of the River Tay. A traditional dining room and kitchen are located to the rear of the property and a recently fitted shower room are also situated on this floor. There are single sash and case windows and electric heating throughout the property.

The sweeping staircase leads to the second floor landing which creates access to a w/c, box room/study and a large double bedroom with a sizable walk-in cupboard which could potentially be converted to an en-suite bathroom.

Located in the basement is an open plan kitchen, dining and living room, a double bedroom, bathroom with separate w/c and a utility room. From this level access can be gained to the private back garden with a patio, greenhouse and lawn for ease of maintenance.

Convenient off-street parking for at least two cars can be found at the rear of the property along with access to the former stables currently used as a garage and workshop.

This property is bursting with character and has great potential to be a fantastic family home.



Key property features

- ✓ Ideal family home
- ✓ Great potential
- ✓ B Listed building
- ✓ Popular residential area
- ✓ Versatile rooms
- ✓ Spacious accommodation
- ✓ High ceilings
- ✓ Development opportunity
- ✓ Tay Views
- ✓ Private garden













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Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

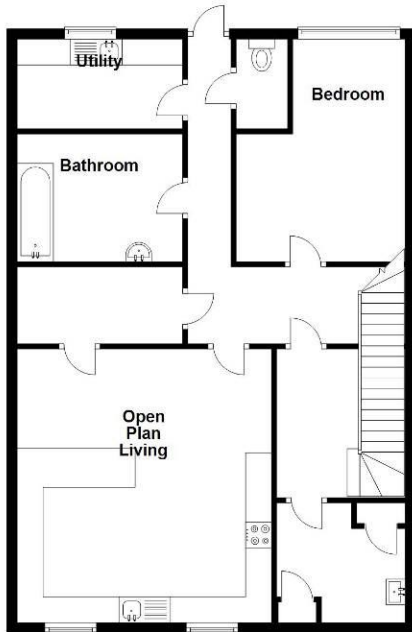


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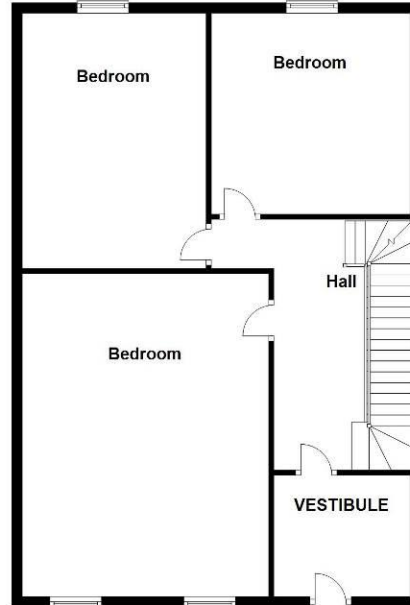
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Floorplans

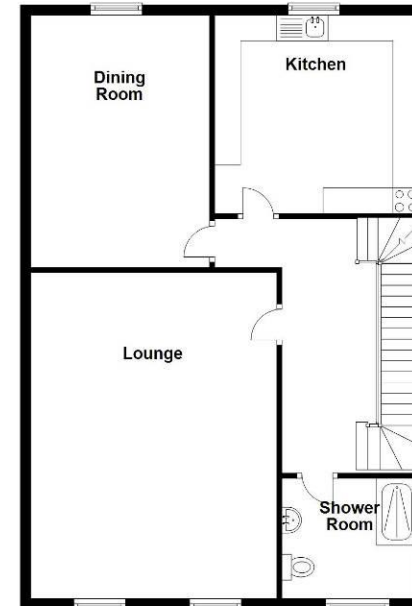
Basement



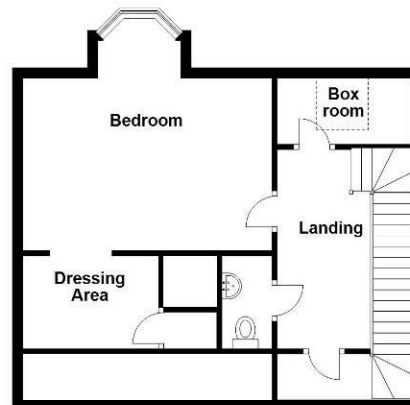
Ground Floor



First Floor



Second Floor



Property Room sizes

VESTIBULE

7' 6" x 6' 9" (2.29m x 2.06m)

HALL

15' 7" x 12' 6" (4.75m x 3.81m)

BEDROOM

18' 6" x 14' 1" (5.64m x 4.29m)

BEDROOM

15' x 10' 1" (4.57m x 3.07m)

BEDROOM

11' 5" x 11' 5" (3.48m x 3.48m)

LANDING

14' 7" x 12' 6" (4.44m x 3.81m)

LOUNGE

18' 6" x 14' 1" (5.64m x 4.29m)

DINING ROOM

15' 1" x 10' 1" (4.6m x 3.07m)

KITCHEN

11' 5" x 11' 5" (3.48m x 3.48m)

SHOWER ROOM

8' x 7' 4" (2.44m x 2.24m)

TOP FLOOR LANDING

BEDROOM

14' 4" x 16' 5" (4.37m x 5m)

DRESSING ROOM

7' 8" x 7' 6" (2.34m x 2.29m)

BOX ROOM

7' 1" x 5' 1" (2.16m x 1.55m)

W/C

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

BASEMENT

KITCHEN/DINER

17' 1" x 13' 6" (5.21m x 4.11m)

BEDROOM

12' 8" x 9' 9" (3.86m x 2.97m)

BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m)

W/C

UTILITY ROOM

7' 9" x 5' 2" (2.36m x 1.57m)

STABLES

ROOM 1

16' 3" x 10' 2" (4.95m x 3.1m)

ROOM 2

16' 3" x 10' 2" (4.95m x 3.1m)



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42
41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02
47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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