

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Harrow Street, Dundee, DD2 1TG

- **Detached Bungalow**
- **River Tay Views**
- **Hallway**
- **Lounge**
- **Sitting/Dining Room**
- **Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **En Suite Shower Room**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Driveway, Gardens, Decking & Store**

Offers over £290,000

This well-presented detached traditional bungalow (circa 1929) is situated in a sought after West End location and enjoys views over towards the River Tay and Fife beyond. The City Centre, Ninewells Teaching Hospital, Dundee Universities supermarkets, primary and secondary schooling, are all within convenient distance. The Dundee Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers spacious and well-proportioned accommodation all at ground floor level and has been recently improved by the present owner to a high standard throughout. Features include UPVC double glazing, modern fitted kitchen, modern shower room & en-suite shower room to (both with underfloor heating) and French doors from both bedrooms. The property has retained much of the character and charm of the original bungalow whilst benefitting from modern fixtures and fittings

Externally there is driveway parking to front, mature garden and pathway with uplighters. The fully enclosed side and rear gardens are laid out for ease of maintenance with artificial grass and raised composite decking and has external store with plumbing and electricity.

This is a rare opportunity to obtain a quality traditional modernised bungalow of this size in a prime west end location and viewing is highly recommended.

Entrance Hallway:

Feature arched door. Ornate plasterwork. Two useful storage cupboards. Hatch to part floored loft space with pull down ladder.

Lounge:

Approx. 3.6m x 4.2m. A spacious public room with double glazed window to front enjoying views towards River Tay and Fife beyond. Further double glazed window to side. Feature fireplace with wooden mantle above and Multi-fuel burning stove. Tiled floor, feature plasterwork and downlighters.





Sitting/ Dining Room:

Approx. 5.1m x 3.8m. with bay window to front, again enjoying views over the River Tay. Tiled floor, further double glazed window to side, feature ceiling plaster work with downlighters. Open plan to kitchen. Electric blinds





Kitchen:

Approx. 4.5m x 1.98m. Modern fitted kitchen with a range of floor, wall and drawer units with integral oven, hob and extractor hood. Free standing dishwasher, tiled floor, inset downlighters. Double glazed UPVC exterior door and window to the rear garden.





Shower Room:

Approx. 2.52m x 1.45m. Modern three piece suite comprising WC, wash hand basin and shower enclosure. Part tiled. Double glazed window to side. Chrome ladder style towel rail. Mirror fronted medicine cabinet. Underfloor heating.

Utility Cupboard:

Plumbing for washing machine, power points and tiled floor. Extractor fan.

Bedroom 1:

Approx. 3m x 3m. Double bedroom with double glazed French doors leading to the rear garden and decking. Downlighters.



En-suite Shower Room:

Approx 2.55m x 1.66m. Recently installed, modern three piece suite, comprising, WC, wash hand basin in fitted units and walk in shower enclosure. Fully tiled, extractor, double glazed frosted window to side, ladder style heated towel rail. Underfloor heating.

Bedroom 2:

Approx. 3.45m x 3.41m. Spacious double bedroom with double glazed patio doors to rear. Further double glazed window to side. Inset downlighters, sliding door fitted wardrobes with mirror inset panels.

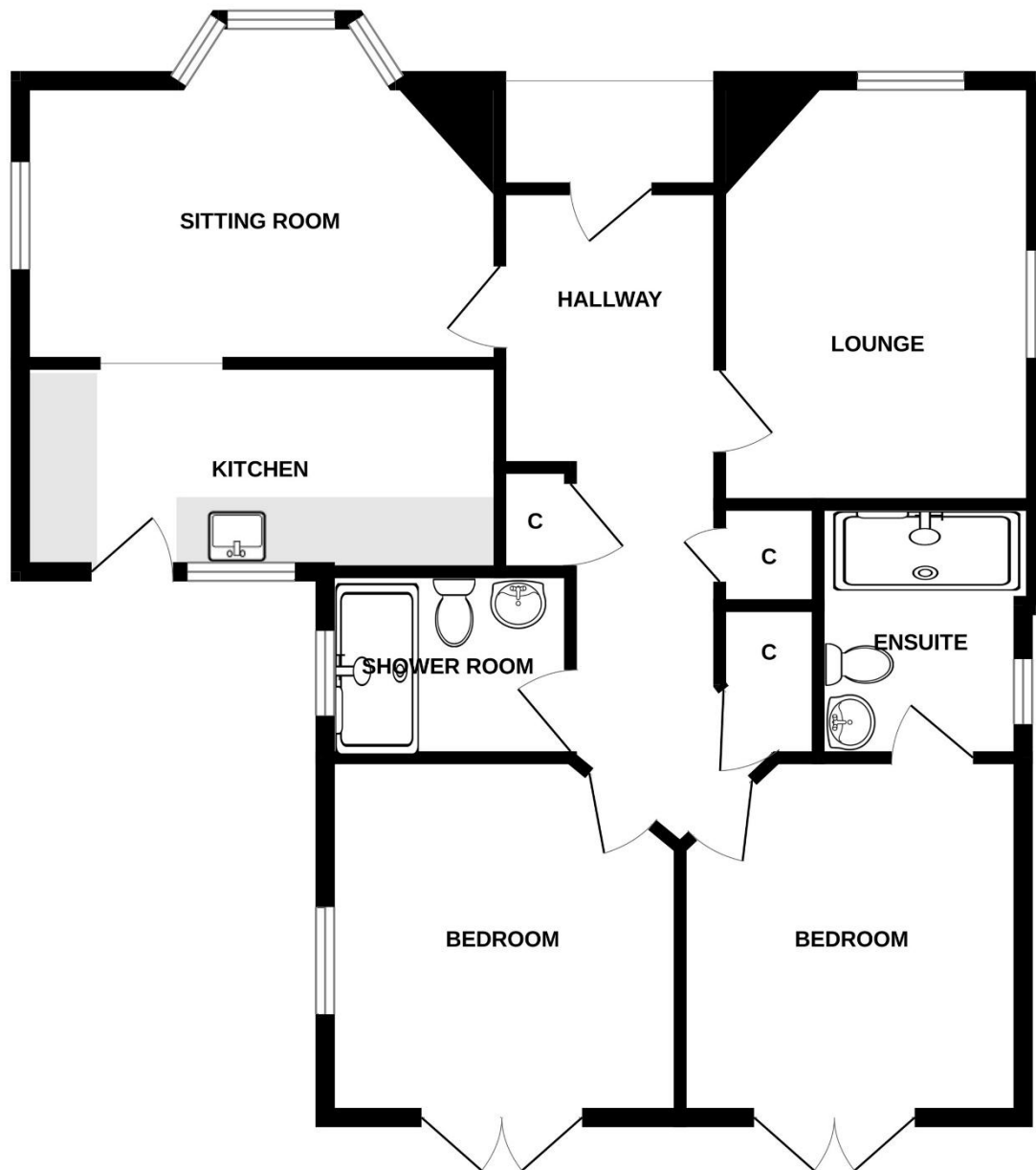


Outside:

The front garden is laid to lawn with mature shrubs and borders. Mono-block pathway with uplighters and patio area take advantage of the views towards the River Tay. Mono-block driveway to front provides ample off-street parking. Arched gate leads to garden; side garden is enclosed with shrubs and paving stones with gate access to rear garden which has a large external outhouse and has been laid out for ease of maintenance with flagstones, artificial grass and decking accessed from both bedrooms through the French doors, mature shrubs and hedging.



GROUND FLOOR



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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