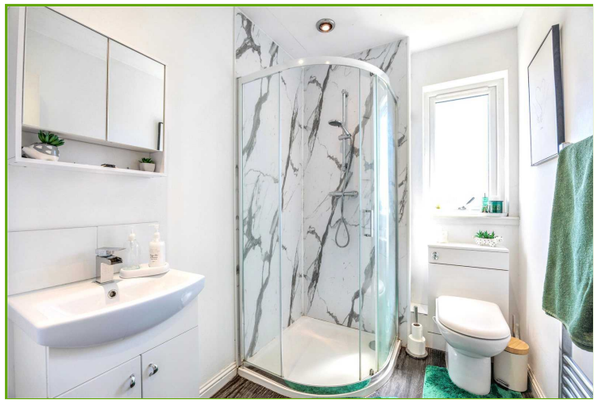
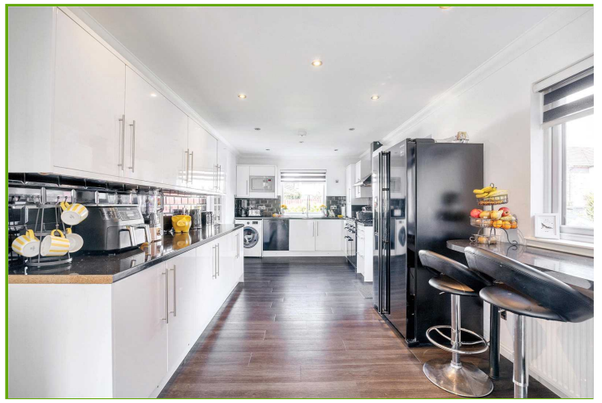
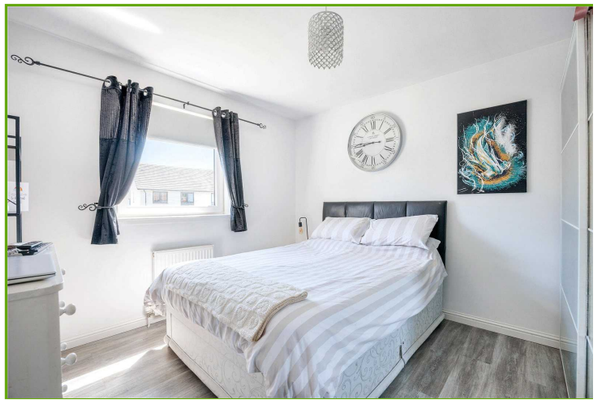


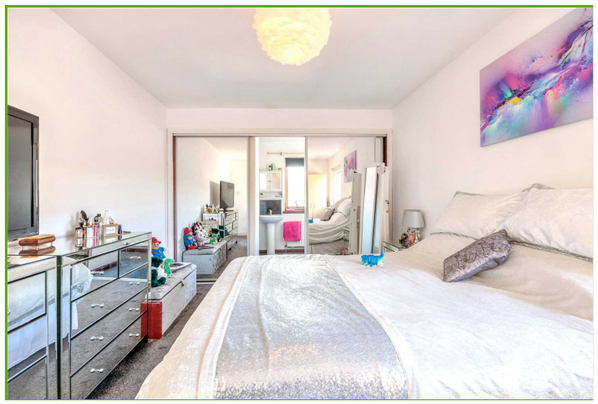














16 John Grahame Avenue,
Dundee, DD4 9RF

Offers Over: £335,000

YOUR MOVE

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The Property Ombudsman

16 John Grahame Avenue, Dundee, Angus, DD4 9RF

Offers Over: £335,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C

Description
Nestled within a popular and family-friendly area of Dundee, this impressive and generously proportioned detached home offers flexible accommodation extending to approximately 166 sq m (1,782 sq ft). Beautifully presented throughout with modern décor, the property is ideally suited to growing families, multi-generational living, or those seeking adaptable space for home working, hobbies, or guest accommodation.

Set on a substantial plot, the home benefits from a large private garden, a driveway providing off-street parking, and a garage, making it an excellent choice for families looking for both indoor and outdoor space. The flexible layout currently provides seven bedrooms; however, several rooms could easily be adapted as a home office, playroom, gym, snug, or additional reception space depending on individual requirements.

Entrance Hall
Access via the front door is into an entrance vestibule with additional storage space that could be turned into downstairs WC.

Hallway
A welcoming entrance hall providing access to the main accommodation and staircase to the upper floor.

Kitchen
A spacious and well-appointed fitted kitchen designed for practical family living. The kitchen features a breakfast bar for casual dining, generous worktop and storage space, and a useful pantry providing additional storage. A side door offers convenient direct access to the outside, making everyday access to the garden and driveway straightforward. The main dining area is located within the large living room, allowing the kitchen to remain a highly functional workspace.

Living Room
A superbly sized principal reception room, offering ample space for family living, dining, and entertaining. Large windows and bifold patio doors provide plenty of natural light and direct access to the garden.

Bedroom 3
A generous double bedroom, equally suitable as a family room, home office, or playroom.

Bedroom 4
Another well-proportioned double bedroom with flexible potential for a variety of uses.

Landing
The main upstairs landing giving access to the upstairs accommodation.

Main bedroom
A spacious principal bedroom benefiting from fitted storage and a private en-suite shower room.

Ensuite Bathroom
Modern en-suite featuring shower enclosure, wash hand basin, and WC.

Bedroom 2
A bright and comfortable double bedroom with ample space for freestanding furniture.

Bedroom 5
A versatile double bedroom ideal for family members, guests, or home working.

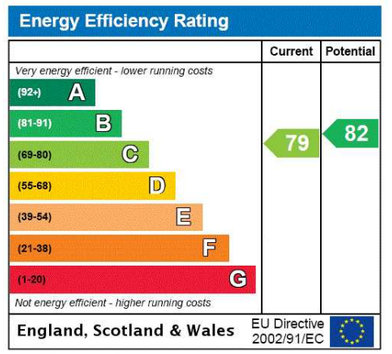
Bedroom 6
A generous bedroom offering flexibility of uses.

Bedroom 7
A well-sized bedroom suitable for children, guests, or office use

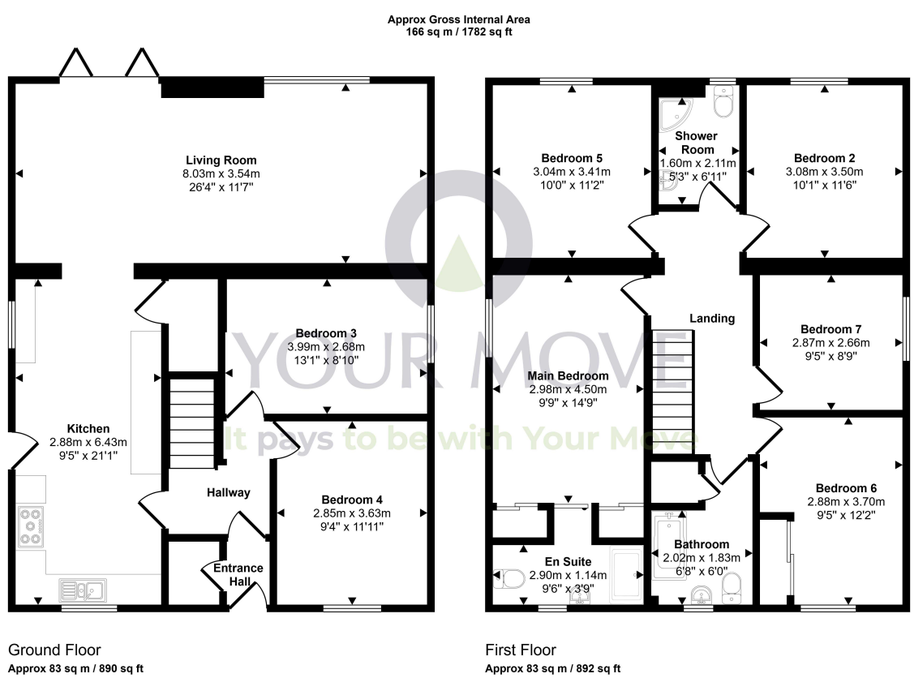
Bathroom
Modern family bathroom fitted with shower over a bath, wash hand basin, and WC.

Shower Room
Separate shower room comprising a shower enclosure, WC, vanity unit with a sink, and towel rail. Convenient addition for larger families or visitors.

External
Externally, the property enjoys a substantial garden offering excellent outdoor space for children, entertaining, gardening, or simply relaxing. The driveway provides ample off-street parking and leads to a garage, offering further parking, storage, or workshop potential.



For full EPC please contact the branch.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.