



# ROSIE FRASER

Real Estate



## 7 Huntly Road

, Dundee, DD4 7SU

Offers over £175,000



Rosie Fraser Real Estate are delighted to bring to the market this beautifully presented and extended two-bedroom semi-detached family home with attic room, situated in the highly sought-after area of Huntly Road, Dundee.



This impressive home offers spacious and versatile accommodation, thoughtfully enhanced by a modern rear extension to suit contemporary family living.

The ground floor comprises a welcoming living room, a modern WC, and a practical utility room with ample space for both a washing machine and tumble dryer. The heart of the home lies within the stunning rear extension, which houses a sleek and modern kitchen complete with ample cupboard space, an integrated fridge freezer, dishwasher, feature range cooker with extraction fan, and a stylish island with breakfast bar.

This space is further enhanced by a charming log-burning stove, creating a warm and inviting setting ideal for both everyday living and entertaining. Large sliding bifold doors allow natural light to flood the space while seamlessly connecting the indoors with the private rear garden.

Upstairs, the property offers two spacious double bedrooms and a modern family bathroom fitted with a bath and overhead shower.

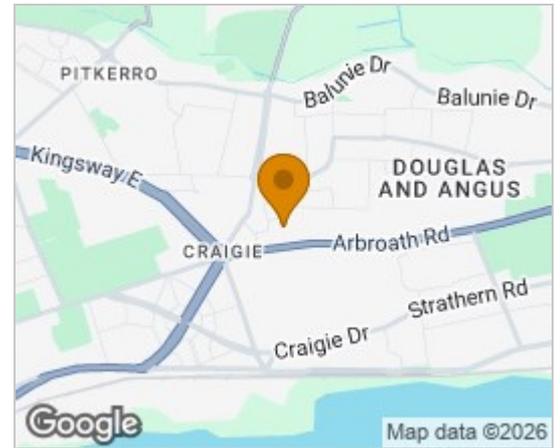
The attic has been fully floored and is currently utilised as a cosy entertainment room and convenient home office, adding valuable additional living space.

Externally, the property benefits from a low-maintenance front garden and a driveway providing off-street parking. To the rear, there is a large private garden, mainly laid to lawn, offering an excellent outdoor space.

Situated in a desirable and well-established area, the property is ideally located close to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate the quality and space this superb home has to offer.

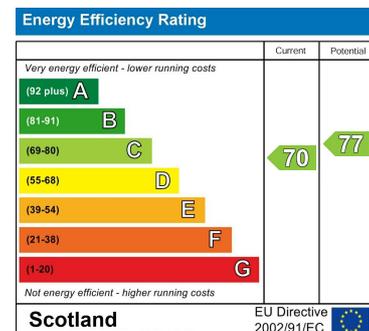
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 of representation 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 any representation or warranty in respect of the property.

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