

# 68 Harestane Road

DUNDEE, DD3 0LH



*Three-bedroom detached bungalow  
in need of modernisation*



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McEwan Fraser Legal is delighted to bring to the open market this spacious and rarely available three-bedroom detached bungalow, located in a highly sought-after residential area, close to local schools and a wealth of amenities. Offering a fantastic opportunity for those looking to create their dream home, the property is in need of full refurbishment and renovation but boasts excellent potential throughout.

# THE LIVING ROOM



The accommodation is well laid out and begins with a welcoming walk-in hallway that gives access to the principal rooms. The bright and generously proportioned living room provides a comfortable family space and offers direct access to a unique and versatile bar and games room, located a few steps down from the main living area — perfect for entertaining guests or relaxing in a more informal setting.

# THE BAR



a unique and versatile  
bar and games room



# THE KITCHEN & UTILITY



The kitchen is finished in a bold, modern red and offers space for a breakfasting area. It is complemented by a separate utility room and useful storage cupboards.



The ground floor also hosts the master bedroom, which benefits from a convenient en-suite sink. A family three-piece bathroom completes this level.

# BEDROOM 1



# THE BATHROOM





Upstairs, there are two further well-sized double bedrooms, a WC, and a spacious walk-in cupboard offering excellent storage solutions. The layout of the home offers great scope for extension, particularly over the garage, where additional bedrooms or further living space could be added, subject to the necessary permissions.

## THE WC



# BEDROOM 2





# BEDROOM 3



Externally, the property enjoys enclosed gardens to both the front and rear, offering privacy and the perfect blank canvas for landscaping or outdoor family life. There are two driveways positioned on either side of the property, with one leading to a garage equipped with an up-and-over door, light, and power.

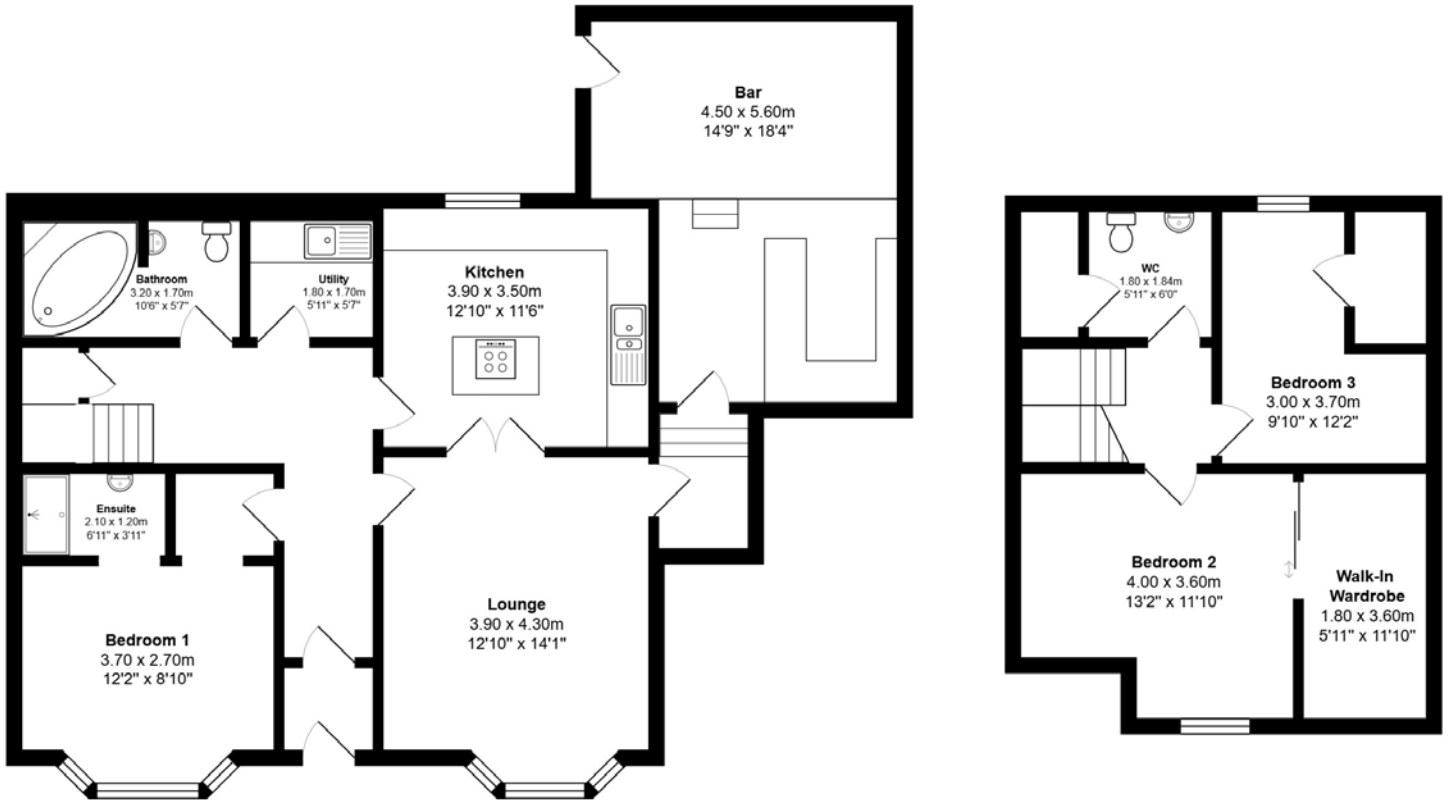
Further benefits include gas central heating and double glazing, ensuring a solid foundation for modernisation. With imagination and investment, this property has the potential to become a truly stunning family home in a desirable location.

Early viewing is recommended to appreciate the opportunity on offer.

# EXTERNALS

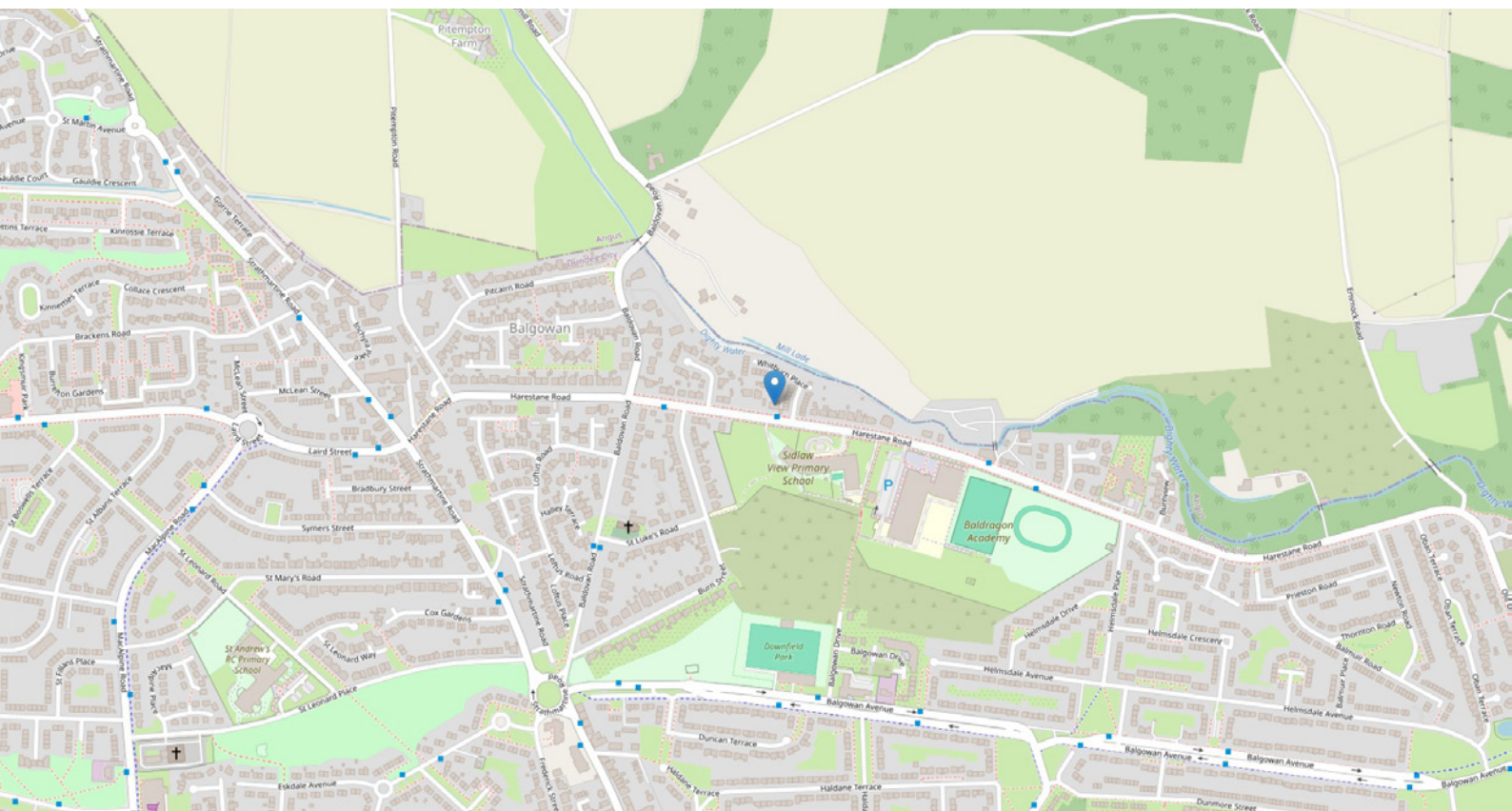


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Dundee is often overlooked when buyers consider purchasing a home in this Scottish city, but in fact, it has been enjoying a lot of redevelopment and enhancement over the last few years. This includes the V&A 'Museum of Design Dundee'. For buyers, there are plenty of reasons that make the city a great place to live, from its own port on the city's quayside to the lively nightlife, which rivals that of Glasgow or Edinburgh with the added benefit of being within walking distance of home. There are also fantastic food and drink options, excellent transport links and beautiful beaches – not to mention all your day-to-day necessities. So, no matter what your circumstances – student, young professional or growing family, there is plenty for you to enjoy.





It's home to two world-class universities, the University of Dundee and the University of Abertay, bringing in a lively and diverse population. Whether you already know the area well or you're looking to relocate, there are a variety of options for putting down roots in this densely populated city. Dundee certainly lives up to its tagline: "One City, Many Discoveries".

If you are looking to sell your Dundee property, there are many reasons why you should choose McEwan Fraser Legal. We are an Estate Agent that puts our customers first, and we strive to deliver the best service an Estate Agent can offer. Our enthusiastic team of experts will be delighted to assist you with your property sale. During our extended opening hours, we are open until Midnight. We have a dedicated team who are passionate about what they do and work tirelessly to ensure you achieve the maximum sales value of your home.

Not all Estate Agents in Dundee are the same, and we encourage all potential clients to take a very close look at what we do differently. We can offer all the services you need in connection with your property sale, all under one roof. So why go anywhere else? Get in touch today!



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