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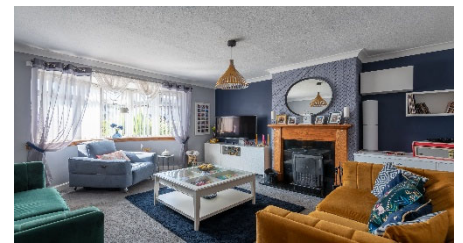
01382 206000

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01382 206000 DUNDEE CITY | ANGUS | FIFE

50 Rodd Road, Dundee, DD4 7DR

Offers Over
£280,000



***"Exceptional Family Home In
Sought After Residential Area"***

Accommodation: Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/Dining/Family Room, Utility Room, 5 Bedrooms, Bathroom & Shower-Room, Double Glazing, Gas Central Heating, Integral Garage, Driveway, Gardens.



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Description

MML are delighted to bring to the market this semi-detached bungalow extended with single storey rear projection and converted attic roof space in the past, creating a flexible and versatile family home.

The subjects are located within a highly sought after location of similarly styled and well maintained properties. The property itself is in walk-in condition and early viewing is highly recommended.

The accommodation comprises:- Vestibule opening onto the hallway which gives access to a spacious and attractive lounge featuring bay window, fire surround and an open fire. Open plan kitchen/dining and family room where the modern fitted kitchen has breakfast bar for family dining and is open to the lovely family area which patio doors leading onto the rear garden area. Access to the Utility room is from the kitchen. The utility room has a large free standing freezer and plumbing for a washing machine. From the utility room is access to the garage. Two bedrooms are located at ground level, either of which could be used as a separate dining room/sitting room/office if required. Modern shower-room with two piece white suite and walk-in shower cubicle.

Upstairs are three further bedrooms and a large, contemporary family bathroom with separate shower cubicle.

Outside

Private garden grounds are located to the front and rear of the property, with a tarmac driveway to the side providing off street parking. The gardens are primarily laid to grass, incorporating paved, timber decked and composite patio areas along with decorative and mature shrubbery. There is a hot tub located to the rear of the property.

Area

Rodd Road is located in a well-established residential area between Baxter Park, Swannie Ponds and Eastern Cemetery. There are shops nearby and excellent bus services into the city centre, Broughty Ferry and beyond

Travelling east along Arbroath Road, turn left into Old Craigie Road, then 4th left into Rodd Road where the property is a short distance along on the left hand side.



Accommodation

Lounge	17'2" x 14'3"
Family Dining Kitchen	21'9" x 14'9"
Utility Room	8'11" x 7'6"
Bedroom 1	12'8" x 10'10"
Bedroom 2	10'6" x 9'9"
Shower-Room	7'1" x 3'11"
Bathroom	10'11" x 10'
Bedroom 3	13'6" x 6'1"
Bedroom 4	11'6" x 8'10"
Bedroom 5	9'11" x 9'



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Included In Sale

All carpets and floor coverings, window blinds where fitted, integrated oven and hob, free standing freezer in the Utility Room, small double and single ottoman style beds in 2 of the upstairs bedrooms. Hot tub in garden.

Viewing

Contact Solicitors for an appointment to view alternatively for evenings and weekends telephone 07984 966892.

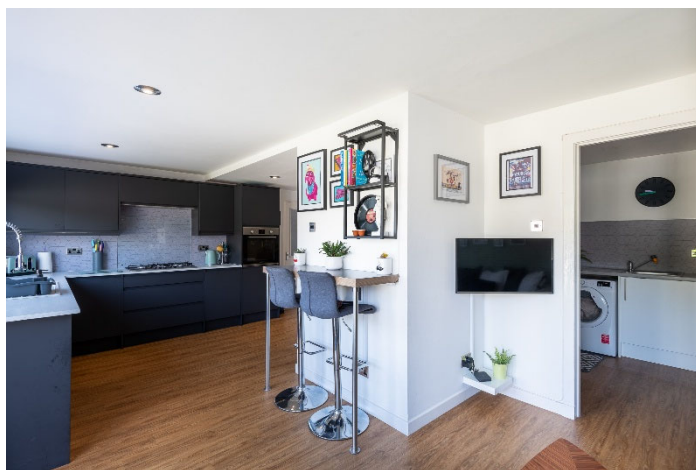
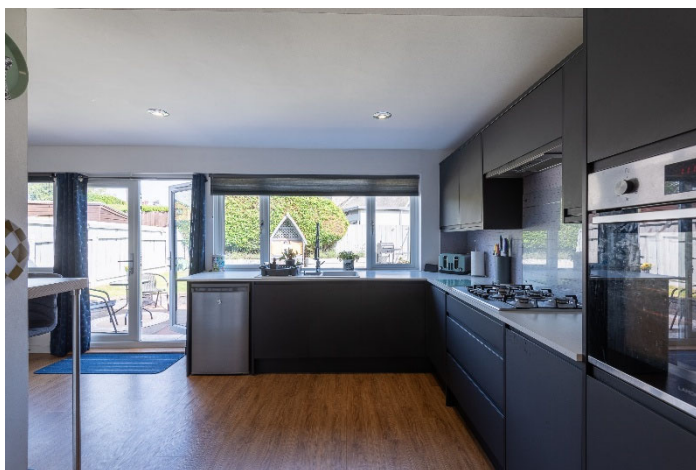
Home Report

Contact Solicitors for a copy of the Home Report.



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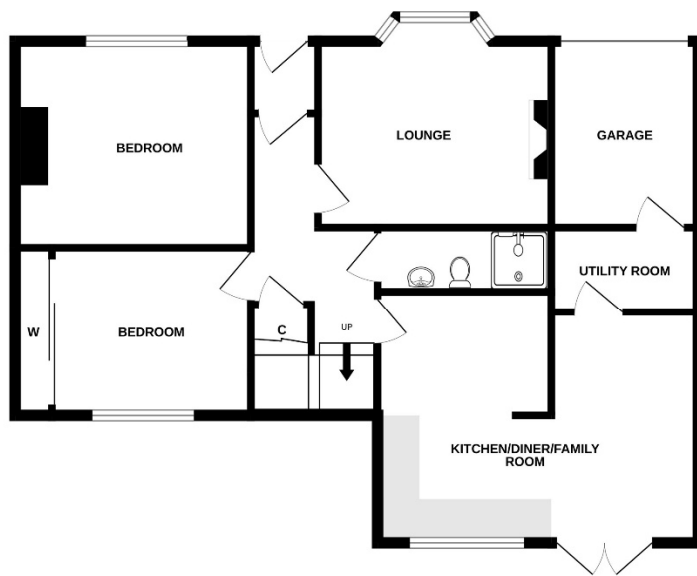
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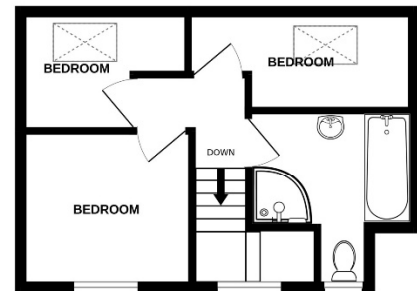
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GROUND FLOOR



FIRST 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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