



# The North Lodge, 4 Arnhall Gardens

| Dundee | DD2 1PH

**Thorntons**   
*Let's get a move on!*





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## Description

North Lodge is a charming extended detached cottage primarily of traditional construction and is located within a prime residential area. The property is ideally placed for: Ninewells Hospital, Technology Park, primary and secondary schools, Balgay Park, Dundee University, city centre, V&A design museum and the excellent amenities within the nearby Perth Road. Dundee being Scotland's fourth largest city has the facilities expected from a major centre including a mainline railway station and domestic airport both having regular connections to the South of England. The easily accessed A90 Dual Carriageway offers straightforward access to the Central Scotland motorway infrastructure.





## Description

This charming home offers well-proportioned accommodation at ground and basement levels which comprises: contemporary vestibule with hallway off. The large comfortable lounge includes a natural wood floor and log burning stove whilst bi-fold doors lead into the bright south facing sun room which features a natural wood floor and river views. There is further south facing sitting room with patio doors leading to a private patio. Living accommodation is completed by a fully fitted kitchen, south facing dining room, useful utility and secure wine cellar/store. The upper bedroom wing incorporates: contemporary period styled bathroom including roll top bath, three double bedrooms one having an en-suite shower room and dressing area located off. The large master bedroom is located in the basement area and features; patio doors, dressing area and modern en-suite shower room.

The comprehensive list of attributes includes: double glazing, gas fired central heating, carpets, light fittings, blinds, mains showers, natural wood floors, log burner and stainless steel gas range in the kitchen.

Externally vehicular needs are catered for by a large driveway whilst there is space for a detached garage to the side. The well-kept, mature, secluded garden includes various "suntraps" and patios whilst also benefitting from: mature trees, shrubs, herbaceous borders and formal lawn. There is the further advantage of a wooded area to the side and useful basement store which has the attraction of power, light and water.

This restful home benefits from a rare urban idyll, whilst being ideally located for most local amenities and services. EPC D









Vestibule	7'7 x 6'8	2.31m x 2.03m
Lounge	17'6 x 17'0	5.33m x 5.18m
Sun Room	14'7 x 10'1	4.45m x 3.07m
Sitting Room	14'6 x 13'7	4.42m x 4.14m
Dining Room	8'5 x 7'3	2.57m x 2.21m
Kitchen	12'6 x 10'6	3.81m x 3.20m
Utility	7'6 x 6'6	2.29m x 1.98m
Store/Wine Cellar	7'5 x 5'5	2.26m x 1.65m
Bathroom	13'8 x 6'5	4.17m x 1.96m
Master Bedroom	19'9 x 19'0	6.02m x 5.79m
En-Suite	8'0 x 5'10	2.44m x 1.78m
Bedroom 2	19'0 x 12'10	5.79m x 3.91m
En-Suite	6'2 x 6'1	1.88m x 1.85m
Bedroom 3	13'7 x 8'10	4.14m x 2.69m
Bedroom 4	13'7 x 9'3	4.14m x 2.82m
Basement	8'0 x 8'0	2.44m x 2.44m

