



MML Law

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1 Beauly Square, Dundee, DD3 0DL

Offers Over £135,000



"Spacious Family Home"

Accommodation: - Entrance Vestibule, Hallway, Lounge, Kitchen, Dining Room/3rd Bedroom.
Accommodation on First Floor: - Two Bedrooms and Bathroom with ample storage cupboards. Full Double Glazing & Gas Central Heating. Enclosed front and rear gardens.



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Description

We're proud to bring to market this well-maintained and deceptively spacious modern family home, set within a quiet residential pocket to the north of Dundee. Ideal for first-time buyers, growing families or anyone looking for quality accommodation with a bit more breathing room.

On the ground floor, the layout includes an entrance vestibule, welcoming hallway, bright lounge, stylish kitchen, and a flexible room currently used as a dining room but equally suited as a third bedroom or home office.

Upstairs you'll find the family bathroom, a generously sized master bedroom with walk-in wardrobe, and a further well-proportioned double bedroom — both with built-in storage. The property benefits from gas central heating and full double glazing, ensuring warmth and energy efficiency throughout.

Included in the sale are all fitted carpets, floor coverings, blinds (where fitted), light fittings, integrated kitchen appliances, and a garden shed — making this a move-in ready home. Early viewing is strongly advised to fully appreciate the space and value on offer.

Outside

The property enjoys fully enclosed gardens to the front, rear, and side, offering a safe, private space ideal for families with children or pets. The rear garden provides a quiet retreat with ample room for outdoor seating, play, or even a bit of gardening. A garden shed is also included in the sale, providing handy outdoor storage.

Area

Located in a well-established residential area to the north of Dundee, this home offers the perfect balance of peace and accessibility. Local amenities — including shops, primary and secondary schools — are all within easy reach, making it an ideal spot for families.

Dundee itself is Scotland's fourth largest — and sunniest — city, home to cultural highlights like the V&A, the RRS Discovery, the McManus Gallery and Dundee Contemporary Arts. The City Centre, Ninewells Hospital, and the Kingsway are just a short drive away, with a regular bus service running nearby for added convenience.



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Viewing

Viewings are strictly by appointment. To arrange a viewing, contact MML Law on **01382 206000** or alternatively call **07975 596161**.

Home Report

A copy of the Home Report is available on request. Please contact MML Law on **01382 206000** to obtain a copy.

Accommodation

(All measurements are approximate)

Lounge: 15'8" x 11'9"

Dining Room / 3rd Bedroom: 11'9" x 10'

Master Bedroom: 13'11" x 11'10"

Bedroom 2: 11'10" x 10'8"



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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