



Alan E Masterton

SOLICITORS & ESTATE AGENT

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10 Castlewood Brae, Dundee, DD4 9FR

4 Bedroomed Detached Family Home

Offers Over £390,000



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Situated within the popular and well-established residential area of Emmock Woods, to the north of Dundee, 10 Castlewood Brae is a superb family-friendly home offering exceptional open-plan living space throughout. This impressive property boasts four spacious bedrooms, three en-suite shower rooms, and fantastic storage solutions designed to meet the needs of modern family living. This superior detached villa occupies a generous plot on a highly sought-after street, providing both privacy and excellent kerb appeal. Ideally located for convenient access to a range of local amenities and reputable schools, the home is perfectly positioned for commuters, with straightforward connections to the A90 dual carriageway offering easy travel north as well as into Dundee City Centre.

At the heart of the home lies a grand galleried staircase, creating a striking focal point and seamlessly linking the versatile living accommodation. The thoughtfully designed open-plan layout is perfectly suited to both everyday family life and entertaining. You are effortlessly guided through a well-appointed kitchen with ample space for dining and relaxed seating, which flows into an elegant dining area overlooking the rear garden. This in turn leads into the main lounge, complete with French doors opening to the garden — each space complementing the next while retaining its own distinct character.

The ground floor further benefits from a convenient WC and a separate utility kitchen, which provides direct access to the rear garden and integral garage. Ensuring everyday functionality is perfectly balanced with style.

On the upper level, a bright additional lounge or office space offers flexibility for modern living. From here, access is provided to four generously proportioned bedrooms, two of which feature en-suite facilities, alongside one featuring a Jack and Jill family bathroom.

Designed with comfort, flexibility, and practicality in mind, this outstanding home presents an excellent opportunity for families seeking space, style, and convenience in one of Dundee's most desirable residential areas.





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4 Bedroomed Detached Family Home

Entrance Hall

A grand and welcoming entrance into the home. At the heart of the home is a galleried staircase that overlooks the main entrance. From here, you are effortlessly guided into the well-appointed dining kitchen that serves as both a practical workspace and a sociable hub, seamlessly connecting to the elegant dining room, ideal for formal gatherings and family celebrations. Completing the ground floor is a spacious lounge, offering a refined yet comfortable setting for relaxation.

Kitchen/Dining/Family Area:

8.9m x 3.4m:

A traditional-style kitchen flooded with natural light from a large window overlooking the secluded rear garden. The space offers excellent storage through a generous range of wooden wall and floor-mounted cabinets, complemented by coordinated worktops and matching upstands. A central island and breakfast bar provide informal dining options, while ample floor space to the front of the home allows for the creation of a cosy family seating area. French doors open to the front of the property, enhancing the flow of natural light and indoor-outdoor living. A feature electric fireplace creates a warm and inviting focal point, adding character and comfort to this versatile and welcoming space.

Dining:

15.4m x 3.4m

Connecting the kitchen and main lounge, the dining space is beautifully flooded with natural light from a contemporary bay window overlooking the landscaped rear garden, creating a bright and inviting setting ideal for both everyday meals and formal entertaining.

Lounge:

6.6m x 3.5m

A spacious and well-proportioned room featuring French doors that step down to the rear garden, creating a seamless connection between indoor and outdoor living. Perfect for opening up during the warmer months.

Utility Kitchen:

5.34m x 2.2m

An excellent addition to the family home, the utility kitchen provides valuable additional workspace, appliances and storage. It offers convenient access to both the integral garage and the side of the property, enhancing the practicality and day-to-day functionality of the home.

WC:

1.3m x 1.0m

A practical addition to the ground floor, comprising of a WC and wash hand basin, with walls tiled to dado height for a clean and low-maintenance finish.

Upper Landing

5.0m x 3.4m

An elegant staircase rises gracefully to the upper level, opening onto a spacious galleried landing that overlooks the main entrance hall. This impressive area offers ample space to create an additional lounge, reading nook, or home office. The landing provides access to four generously proportioned bedrooms, the family bathroom, and additional storage.

Master Bedroom 1:

4.9m x 3.4m

A beautifully sized double bedroom positioned to the rear of the home, enjoying a peaceful outlook over the garden. The room benefits from a dedicated dressing area which leads seamlessly into a spacious en-suite shower room.

Dressing

6ft 2ins x 9ft 5ins

Master En-suite:

2.5m x 1.4m

A particularly spacious en-suite comprising a WC, wash hand basin, and large shower cubicle with mains-operated shower. Tiled flooring and partially tiled walls add a touch of luxury while ensuring a sleek and practical finish.

Bedroom 2:

4.6m x 2.9m

Another generous double bedroom, complete with built-in wardrobes and the added benefit of its own en-suite shower room.

Ensuite:

1.8m x 1.7m

A modern shower room fitted with a WC, wash hand basin, and corner shower cubicle, finished in a contemporary style.

Bedroom 3:

4.5m x 3.6m

A further large and versatile bedroom featuring built-in wardrobes and access to a Jack and Jill family bathroom.

Bathroom:

2.7m x 2.3m

A generously sized bathroom fitted with a jacuzzi bath with overhead shower, WC, and wash hand basin — offering both practicality and a touch of indulgence.

Bedroom 4

3.5m x 3.5m

A spacious double bedroom overlooking the front of the home, complete with built-in wardrobes providing excellent storage. Currently utilised as a home office, this room demonstrates the flexibility of the accommodation.

Garden:

To the front of the home is a well-maintained garden laid mainly with lawn with borders of mature shrubs and large monobloc driveway that leads to the main entrance of the home as well as the double garage. The garden area to the rear of the home is also beautifully landscaped with a mix of shrubs and bushes throughout that add pops of colour making it a peaceful and playful environment to be in.

Double Garage:

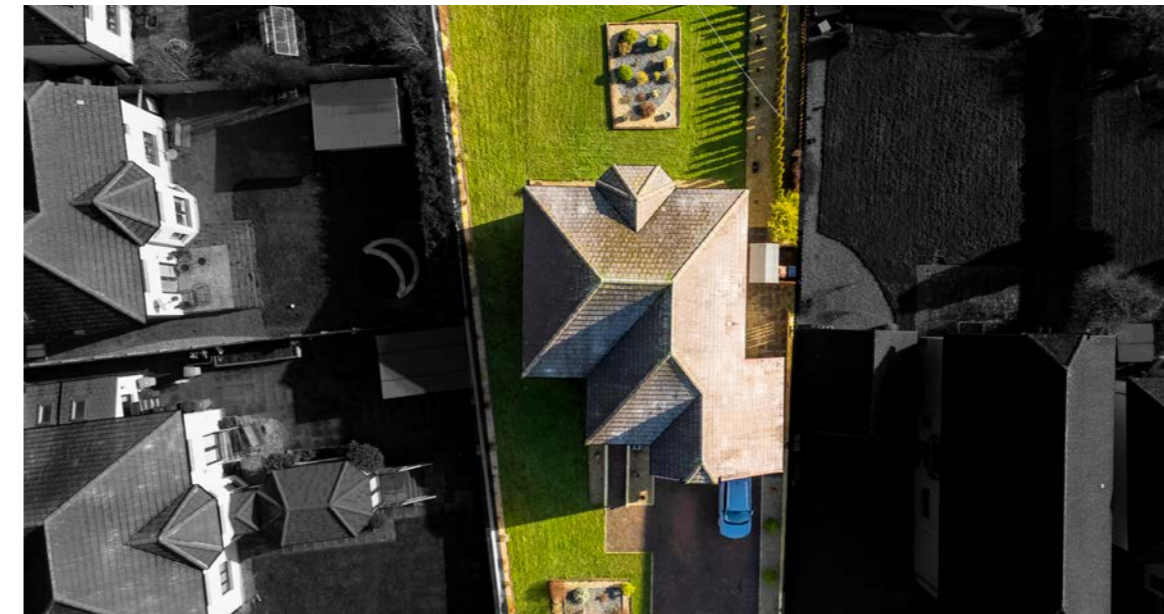
Accessed via two up-and-over doors from the monobloc driveway or internally through the utility room, the double garage offers excellent additional storage and secure parking. The garage further benefits from an external EV charging point, adding modern convenience to this well-appointed family home.







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Council Tax
F (Dundee Council 3rd March 2021).

EPC Rating:
B

7 day Viewing Call Centre
By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15 minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).



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Note:

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