



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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5A Pitairlie Road, Dundee DD4 8DD

Offers Over £215,000

3 Bedroomed Semi-Detached Villa

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3 Bedroomed Semi-Detached Villa

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Situated within an extremely popular residential area of Dundee, this immaculately presented semi detached villa offers a ready to move into home within a desirable area which has close access to all local amenities, schools, shops, transport links and recreational centres.

This beautifully presented home offers well-designed accommodation throughout. The entrance hall leads to a spacious, rear-facing lounge that opens into a generous dining kitchen and convenient W.C., complemented by ample built-in storage. The bright and airy family lounge extends across the rear of the property, with the option to connect seamlessly to the dining kitchen — a perfect blend of modern design and everyday functionality. French doors open out to an immaculate, landscaped garden, creating an ideal setting for indoor/outdoor dining and entertaining. Upstairs, the property boasts three generously sized bedrooms and a contemporary family bathroom, offering both comfort and style.

This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space and benefits from gas central heating, double glazing, solar panels, driveway and beautifully landscaped gardens.

Lounge:

A well-proportioned and spacious family room, beautifully illuminated by large windows and French doors that flood the space with natural light. This bright and airy room offers a cosy, comfortable spot to relax and unwind. Doors from the lounge lead into the main hall as well as kitchen dining with French doors also opening up to the rear garden allowing you to seamlessly connect the living areas as desired.

Kitchen/Dining:

A contemporary kitchen with a spacious dining area that enjoys an abundance of natural light from the window overlooking the front of the home. The room offers ample storage with a generous range of gloss wall and floor cabinets that bounces the light throughout this family space.

W.C:

A great addition to the lower level family space. This modern space is finished off to a high standard and comes complete with w.c and wash hand basin with tiled splash back.

Bedroom 1:

Very spacious bright and airy double bedroom with window overlooking the front of the home. The bedroom benefits from built in wardrobes and storage.

Bedroom 2:

Another generous sized room with large window overlooking the rear of the home that benefits from built in wardrobes.

Bedroom 3:

A generously sized, versatile room that would make an ideal youngster bedroom or home office space.

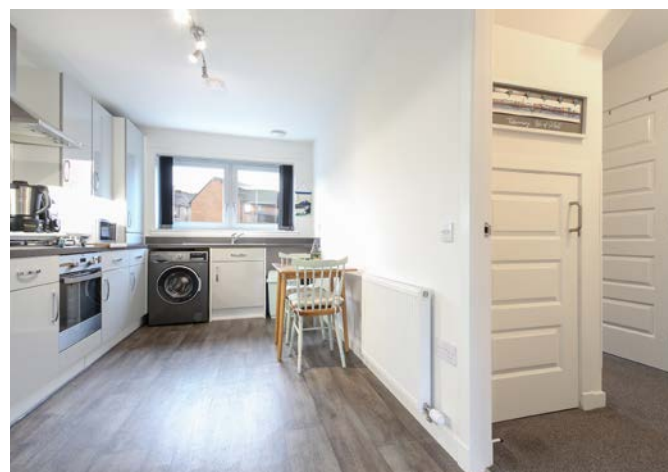
Shower room:

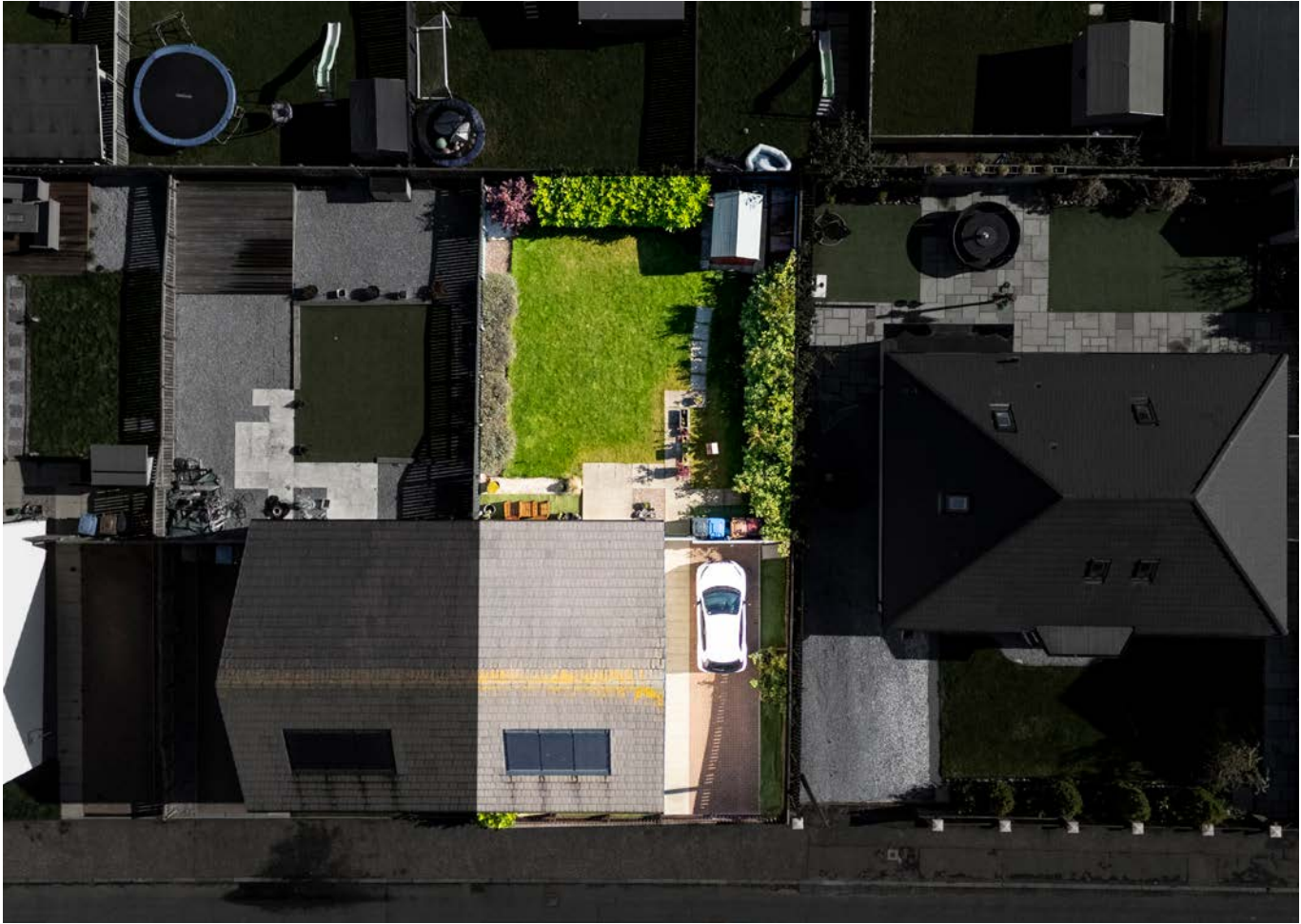
A generously sized, stylish bathroom featuring a bath with mains-operated shower, WC and wash hand basin. Finished with contemporary tiling, the space offers a modern, luxurious feel.

Garden Area:

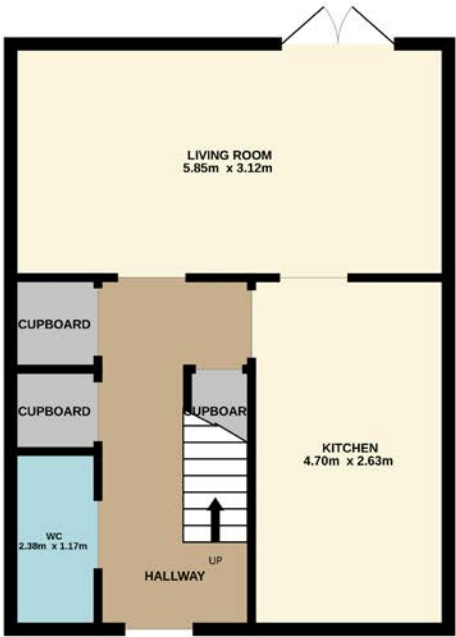
Attractive, low-maintenance garden areas are located to both the front and rear of the property. The front features a monobloc driveway, while the fully enclosed rear garden is beautifully landscaped and mainly laid to lawn.



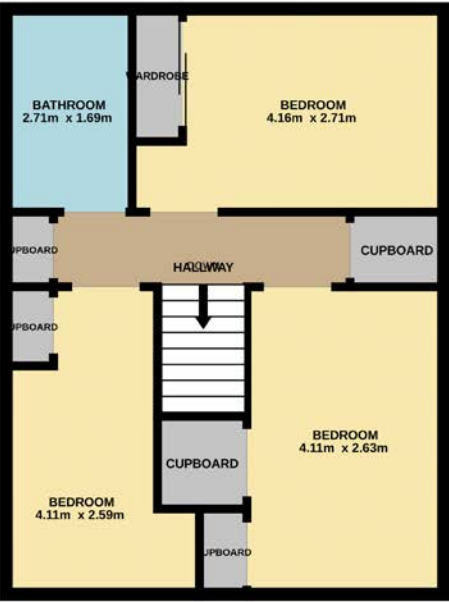




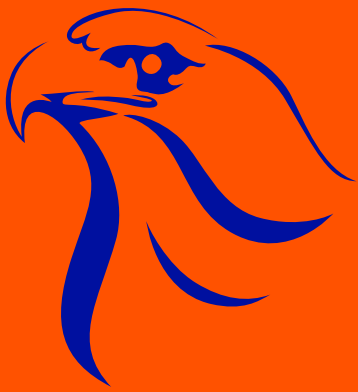
GROUND FLOOR
45.7 sq.m. approx.



1ST FLOOR
45.7 sq.m. approx.



TOTAL FLOOR AREA : 91.5 sq.m. approx.
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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Council tax band:

C (Angus Council July 2024).

EPC band:

B

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Deposit Required:

You will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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