



2 Kirkstead Drive, Dundee, DD2 2FB

OFFERS OVER £230,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **IMMACULATE SEMI-DETACHED VILLA IN MODERN HOUSING ESTATE**
- **SOUGHT AFTER LOCATION CLOSE TO NINEWELLS**
- **NEARBY AMENITIES**
- **HALLWAY**
- **LOUNGE**
- **FANTASTIC KITCHEN/DINER**
- **CLOAKROOM**
- **MASTER BEDROOM WITH EN SUITE**
- **2 FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **DG & GCH**
- **PRIVATE GARDENS**
- **DRIVEWAY**
- **EV CHARGING POINT**
- **ABSOLUTE MOVE IN CONDITION**
- **LOVELY FAMILY HOME**

Set within a desirable residential area, close to Ninewells, this immaculate three bedroom semi-detached villa offers stylish, modern living ideal for families and professionals alike. Finished to an exceptional standard throughout, the property is presented in true move in condition.

Nearby local amenities include schools, shops and excellent public transport links. Supermarkets and major retailers are within easy reach.

The ground floor features a bright and spacious lounge leading through to a beautifully appointed open plan kitchen and dining space, thoughtfully designed for both everyday living and sophisticated entertaining. Featuring high specification fittings, integrated appliances, generous work surfaces and seamless access to the rear garden, this space forms the true heart of the home.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master bedroom complete with a contemporary en suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are tastefully decorated.

Externally the property continues to impress with the expansive fully enclosed rear garden offering a high degree of privacy and providing an ideal setting for outdoor entertaining and relaxation. To the front a monobloc and gravel driveway, including an EV Charging Point, affords ample off street parking and enhances the home's kerb appeal.

Early viewing is highly recommended to fully appreciate the quality, space and location this super home has to offer.

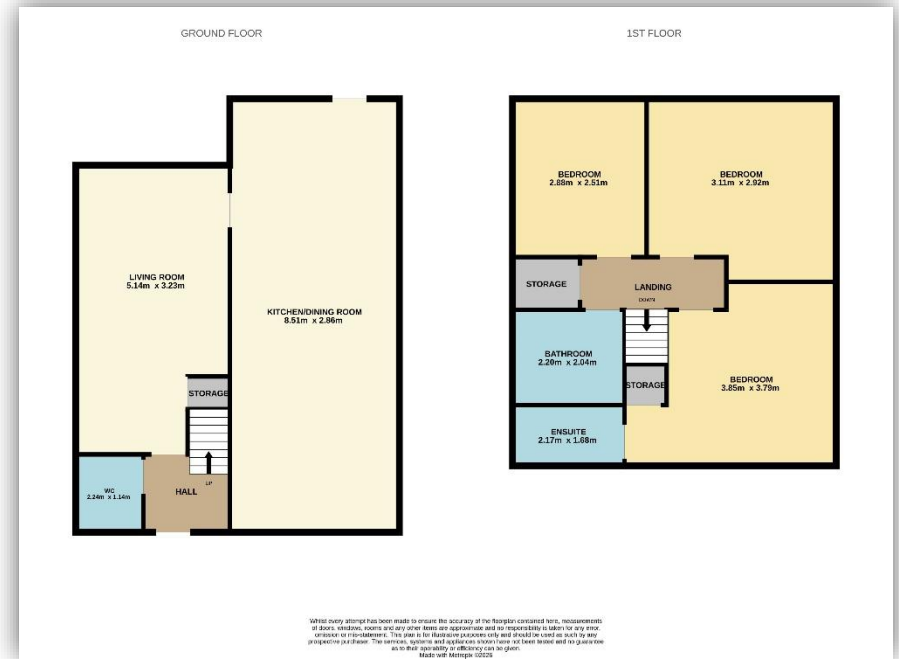
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob, oven, fridge freezer and slimline dishwasher and garden shed.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.