



27 Macalpine Place, Dundee, DD3 9BF

OFFERS OVER £260,000

Contact Solicitors for an
appointment to view or
telephone homeowner
direct outwith office hours

07312086033

Chamber Practice 



- **3 BEDROOM DETACHED VILLA**
- **EXCLUSIVE SMALL MODERN DEVELOPMENT**
- **SPACIOUS LOUNGE WITH FRENCH DOORS TO REAR GARDEN**
- **CONTEMPORARY KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES**
- **PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM**
- **TWO FURTHER DOUBLE BEDROOMS**
- **STYLISH FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM/WC**
- **PRIVATE FRONT GARDENS AND LANDSCAPED REAR GARDENS**
- **LARGE DRIVEWAY WITH EV CHARGING POINT**
- **HIVE SMART HEATING AND LIGHTING CONTROLS**
- **IDEAL FAMILY HOME**

Set within an exclusive modern development this exceptional three bedroom detached villa offers stylish contemporary living with high quality finishes, generous proportions and beautifully landscaped outdoor space. Thoughtfully designed for modern family life the property combines elegant interiors with practical features including smart Hive heating and lighting controls, integrated appliances and a Hive EV charging point.

A welcoming entrance hallway with two storage cupboards leads into the impressive lounge, a bright and spacious reception room enhanced by a front facing window and French doors opening directly onto the rear garden. The beautiful kitchen/dining room is fitted with sleek modern white cabinetry and integrated appliances while the dining area provides the perfect setting for entertaining and family living, also benefiting from French doors to the landscaped rear garden. A stylish cloakroom/WC completes the ground floor.

The upper level hosts a generous principal bedroom with twin mirrored wardrobes and a contemporary en suite shower room. Two further well-proportioned double bedrooms and a beautifully appointed family bathroom complete the accommodation.

Externally the property enjoys enclosed private front gardens, south-facing landscaped rear gardens ideal for outdoor entertaining and a substantial driveway providing excellent off-street parking for several vehicles.

This is a fantastic opportunity to acquire a modern family home finished to an excellent standard within a popular residential setting and early viewing is highly recommended.

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 floor coverings, window blinds and curtains where fitted, light fittings and integrated hob, oven, fridge freezer, dishwasher and washing machine.

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.

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