



ROSS STRACHAN & CO
Solicitors & Estate Agents



— Dundee, DD5 4TL —

39 - THE FAIRWAY

3 BEDROOM SEMI DETACHED VILLA



39 The Fairway Monifieth

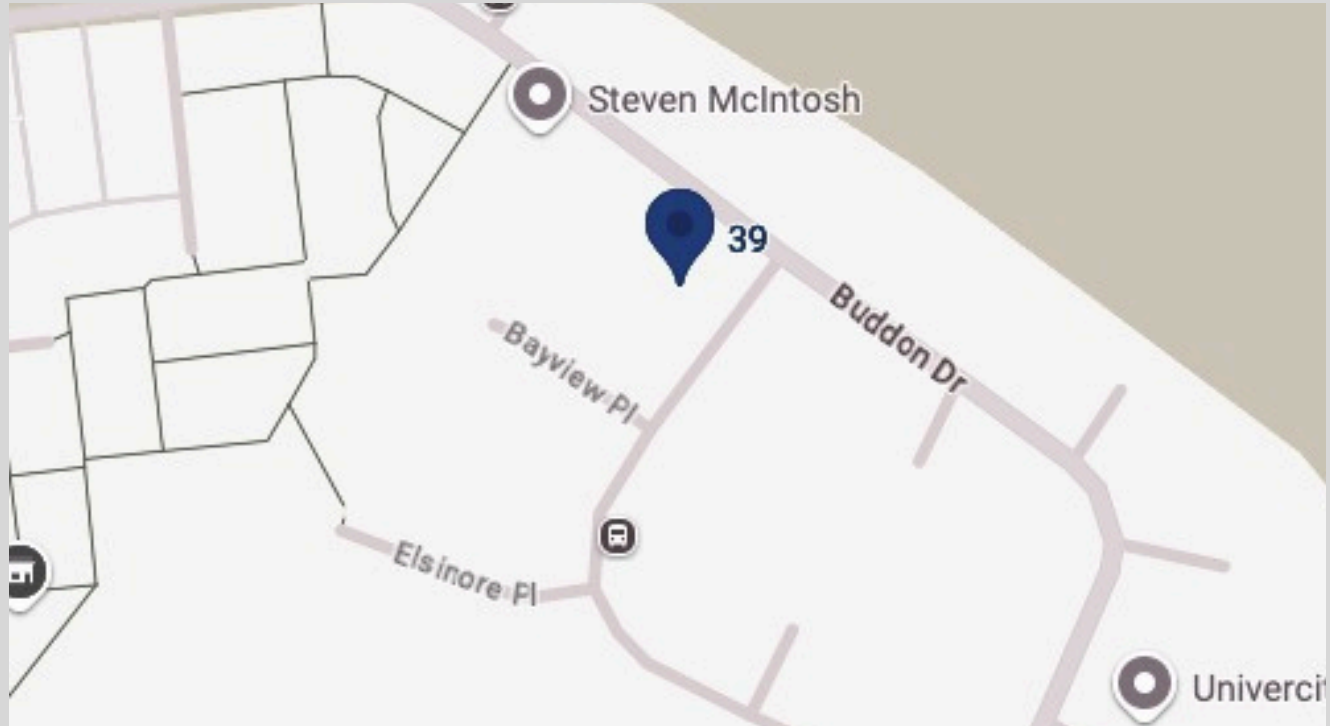
3 BEDROOM SEMI DETACHED VILLA

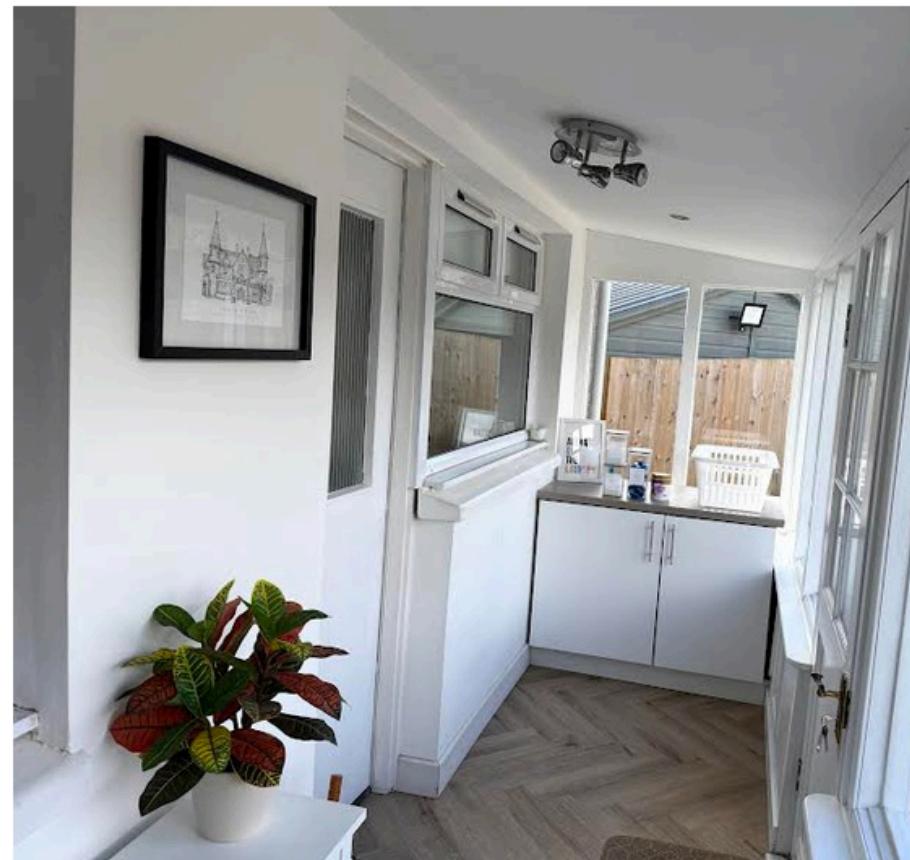
Home Report Value - £225,000

OFFERS OVER - £225,000

- Lounge
- Dining Room
- Kitchen
- Sunlounge
- Shower Room
- 3 Bedroom

EPC: C CTB: D





THE PROPERTY

Located with a well established and desirable residential development on Monifieth's perimeter - this family home has recently been modernised to the highest standard.

Featuring a wonderful open plan style living space on the ground floor and three bedrooms on the first floor. Attractive rear sun lounge, mature but easily maintained gardens to both the front and rear as well. Off street driveway parking and garage only serve to further enhance this wonderful family home.

Upon entering the property from the front you are met with the traditional hall, with stairs to the upper floor, a boutique hotel style shower room ahead. The lounge is off to the right and provides access to the dining area and kitchen, with large pantry cupboard. From the dining/kitchen you can catch a glimpse of the landscaped rear gardens through the rear sunlounge.

Up the stairs and off the landing are three beautiful bedrooms, with the front bedroom featuring an ensuite WC

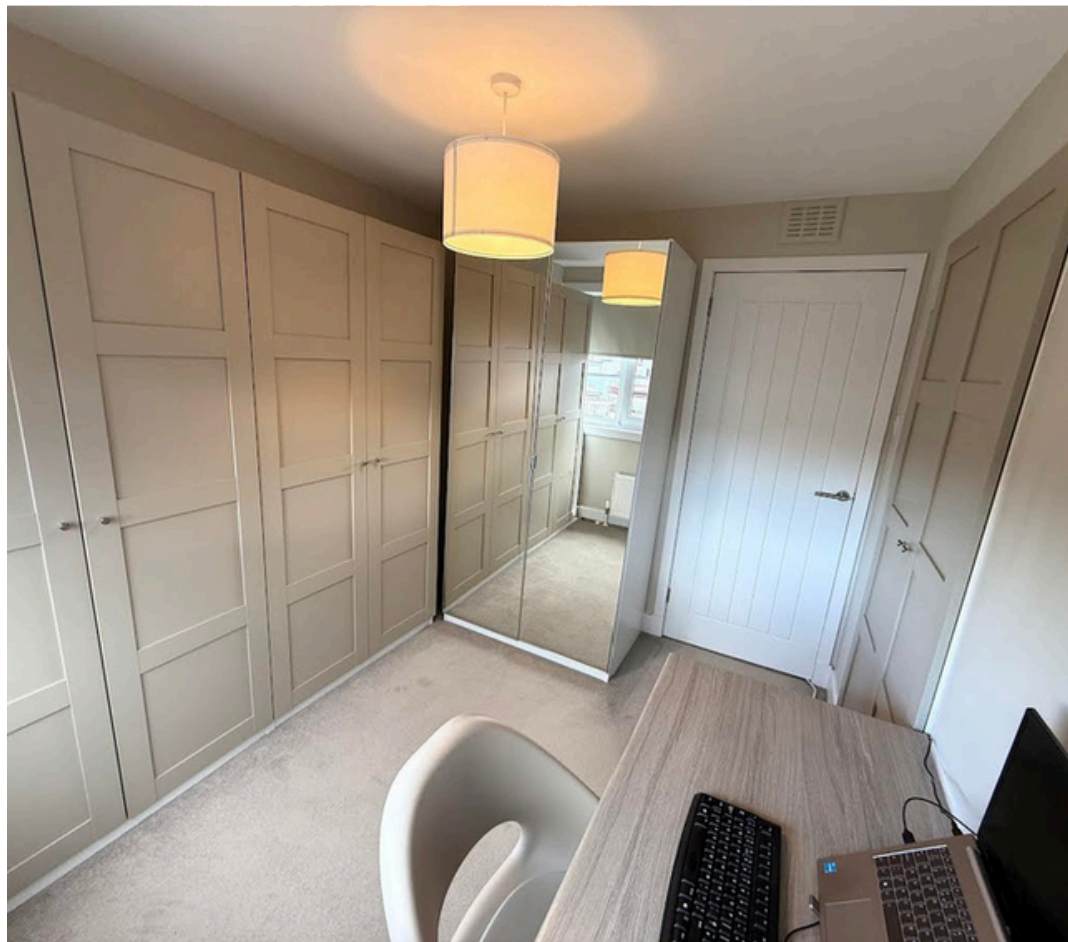
THE PROPERTY

The property is beautifully decorated throughout and features a newly renovated kitchen and attractive shower room with mains pressure mixer shower. Both of these have been completed less than two years ago.

In addition to this the gas central heating system features a high efficiency Worcester boiler, again fitted less than two years ago.

Externally you are presented with a walled front garden, driveway providing off street parking and a garage.

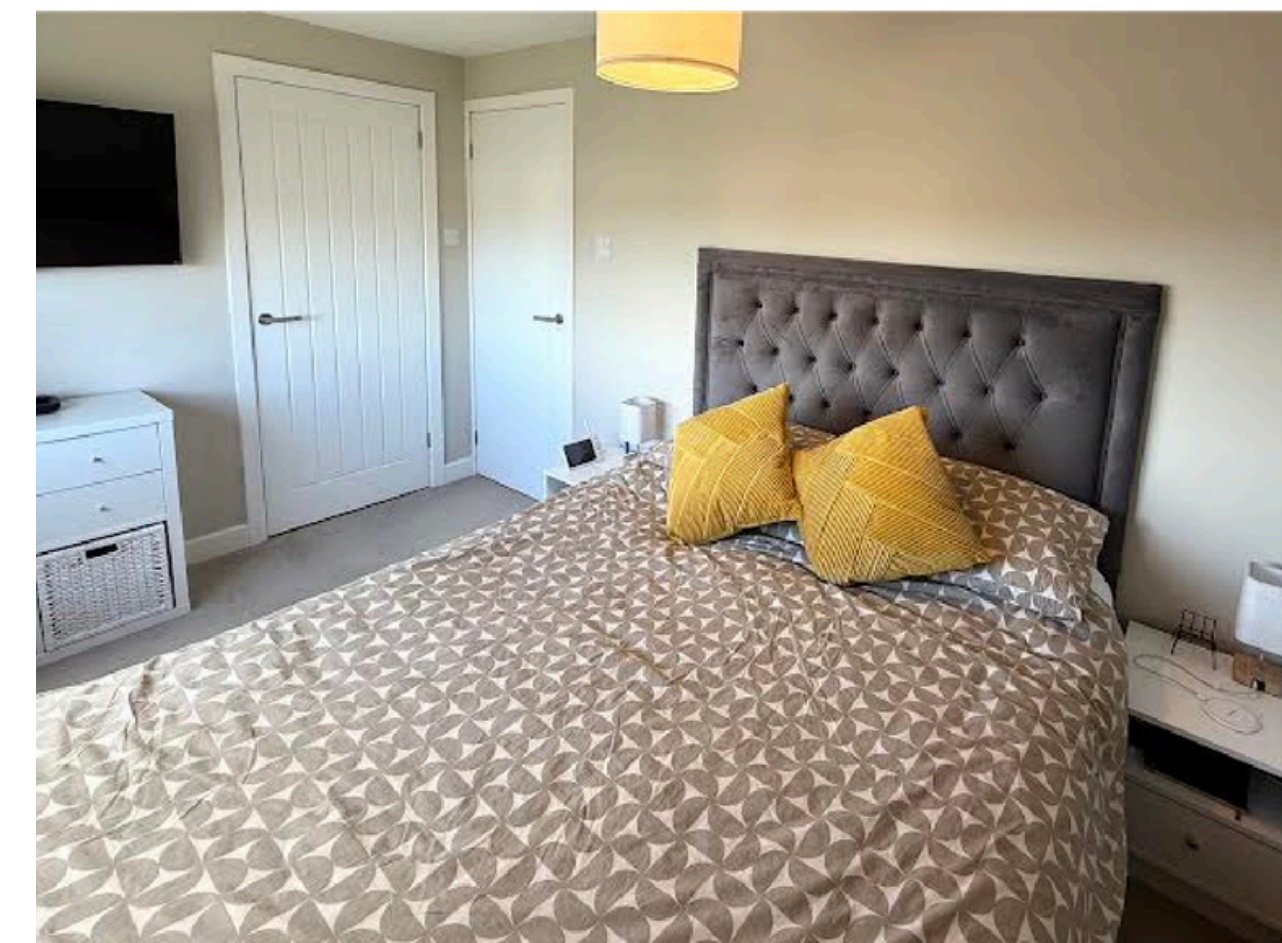
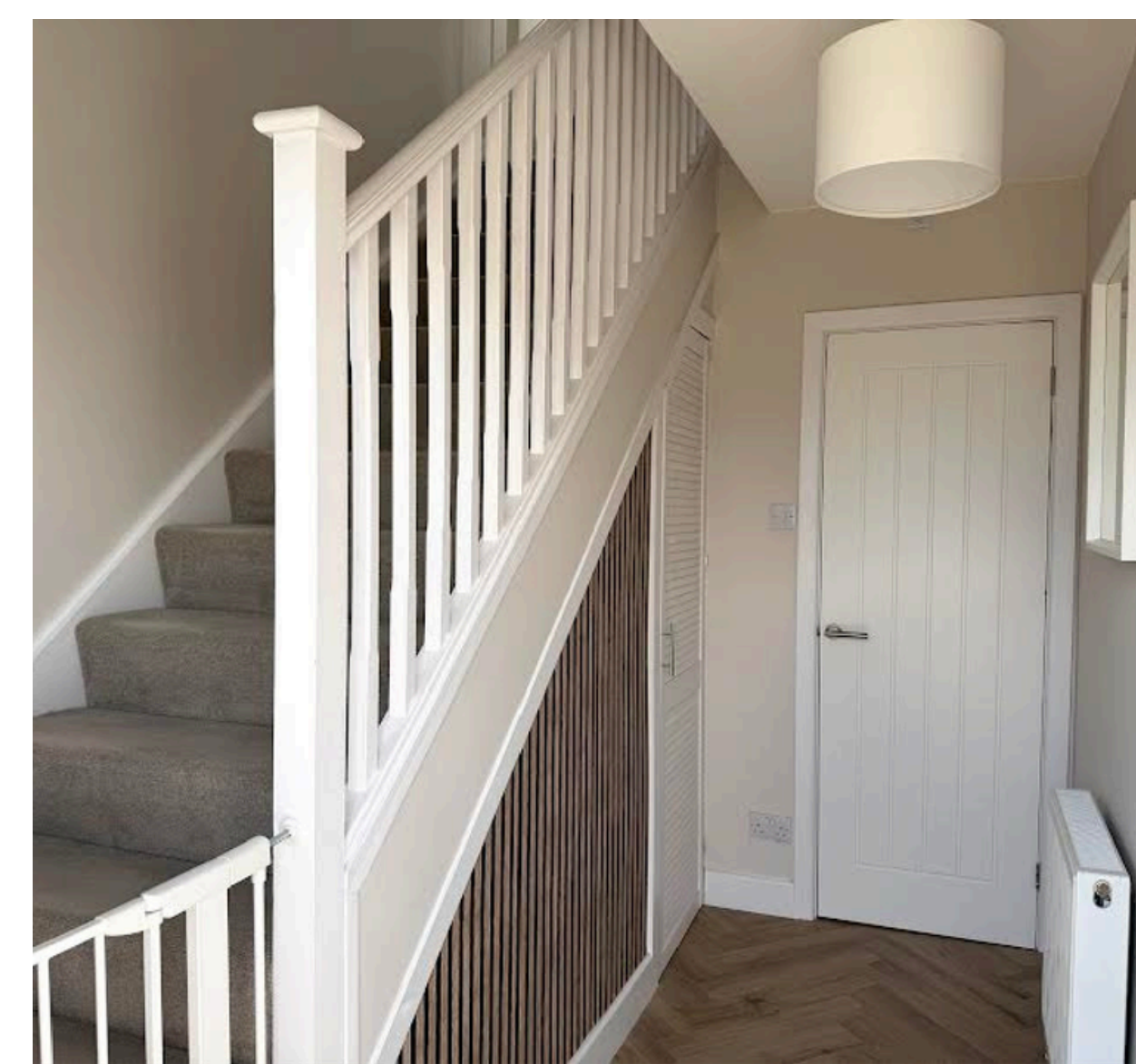
The lovely rear gardens are the perfect size for those with busy lives, easy to maintain and easy to then relax and enjoy the space



ACCOMMODATION

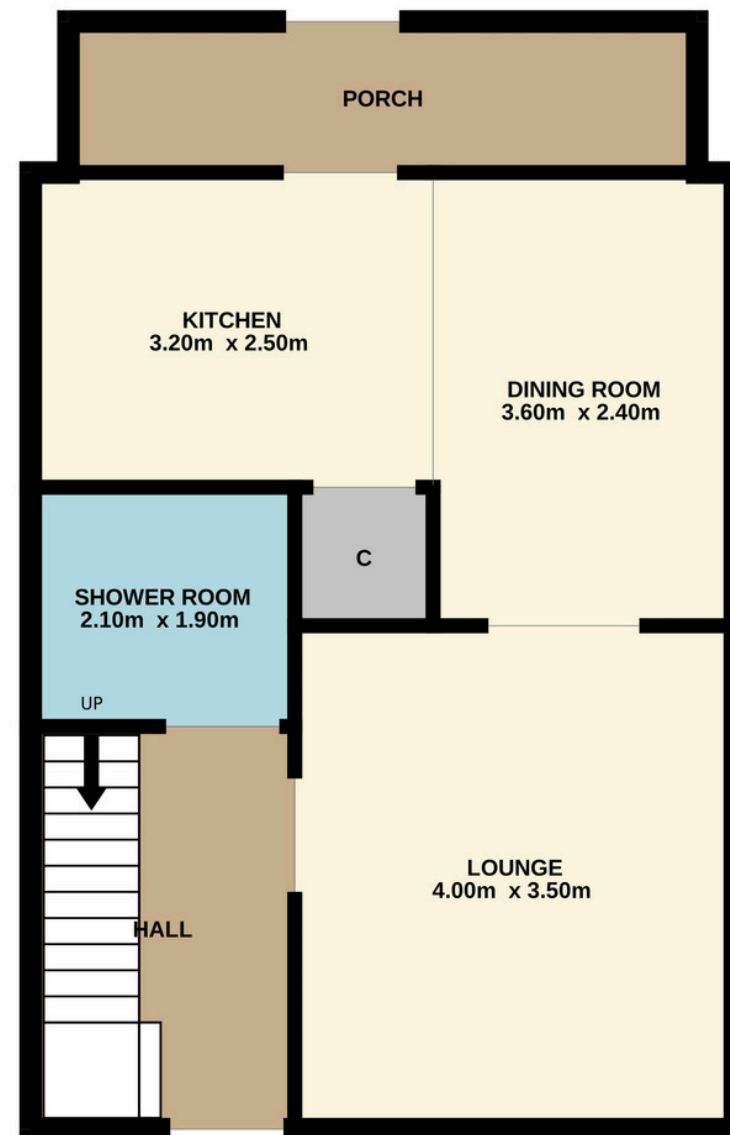
INTERNAL

- Traditional hall with an under-stair cupboard, stair to first floor, access to shower room and access to lounge/dining/kitchen
- Lounge - 13'03" x 11'7"
- Dining - 11'9" x 8'1"
- Kitchen - 10'6" x 8'6"
- Sunlounge - 17'11" x 3'11"
- Shower Room - 6'11" x 6'2" with mains pressure mixer shower Landing
- Bedroom 1 - 11'9" x 8'3" with ensuite w/c and sink of 6'2 x 2'9"
- Bedroom 2 - 12" x 8'9"
- Bedroom 3 - 9'5" x 7'11"



FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Property Department

Tel : 01382201010

Email : propertyreception@ross-strachan.co.uk

EXTRAS

Certain extras may be available by separate negotiations



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