



9 Muirfield Crescent,
Dundee DD3 8PS



Beautifully presented, three bedroom detached villa in a popular residential area

3 Bed 1 Bath 2 Reception

Lindsays are delighted to offer to the market this beautifully presented three bedroom detached villa in a popular residential area. Muirfield Crescent is ideally situated for ease of access to a number of local amenities. The accommodation comprises on the ground floor: vestibule, hallway and bright and spacious lounge with wood burning stove. The dining room has a bay window and could be used as a bedroom should the buyer require it. The fitted kitchen has a number of integrated appliances while the WC completes the ground floor. Upstairs there are three double bedrooms and a study/box room which has built in wardrobes. The lovely family bathroom is a recent addition and has a separate shower cubicle. Benefits include double glazing, gas central heating and an abundance of original features including cornicing and a number of fireplaces.

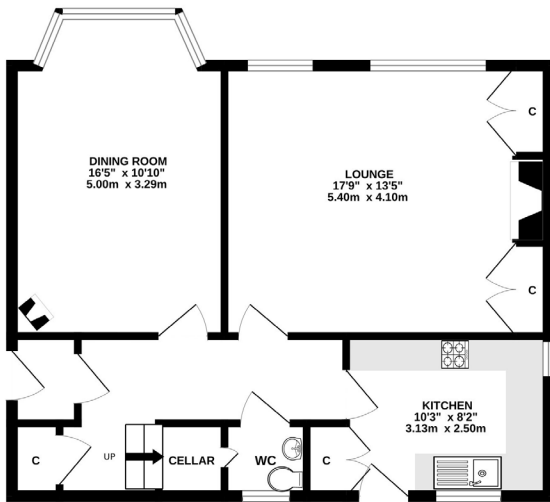
Externally there is a well established garden to the front and a drive leading to the garage which has room at the rear for a small workspace. The walled rear garden has been beautifully designed with a combination of lawn, patio areas, stone chippings and mature plantings. There is also a summer house which will be included in the sale. The property has been lovingly maintained and upgraded through the years and can only be fully appreciated by viewing which is highly recommended.

Features

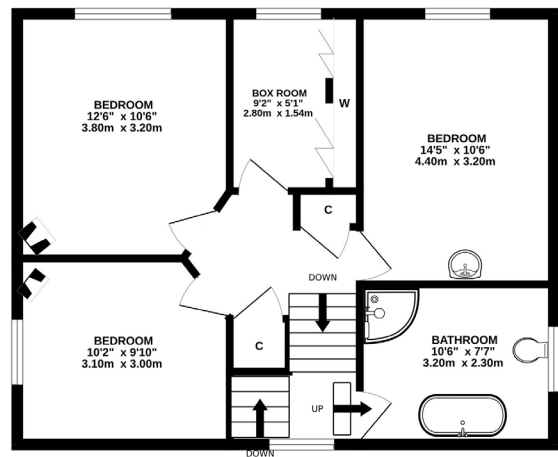
- Hallway
- Lounge with wood burning stove
- Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Study/Box/Dressing Room
- Family Bathroom with Shower
- WC
- Garage & Drive
- Gardens
- EPC Rating D

Offers Over £320,000

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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Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centers and theatres can be found across the city including

the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.