



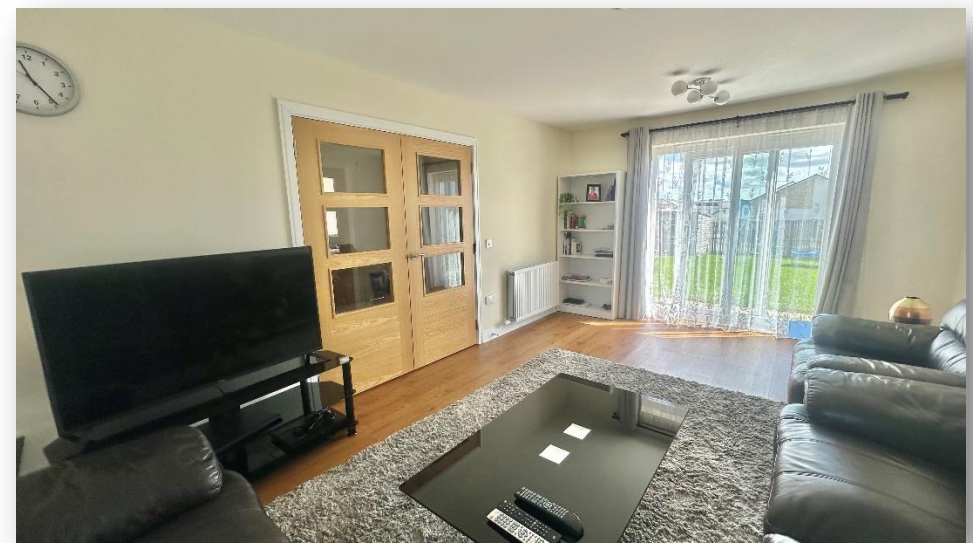
**1 Macalpine Place, Dundee, DD3 9BF**

**OFFERS OVER £260,000**

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

**07798552486**

**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 AND REAR GARDENS**
- **LARGE DRIVEWAY**
- **ABSOLUTE MOVE IN CONDITION**
- **IDEAL FAMILY HOME**

Situated within a popular residential development this impressive three bedroom detached villa offers beautifully presented accommodation, generous outdoor space and an ideal layout for modern family living.

The welcoming entrance vestibule leads into a bright reception hallway, setting the tone for the spacious accommodation throughout. The elegant lounge is flooded with natural light and features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The stylish kitchen/dining room is well-appointed with integrated appliances and offers ample space for family meals and entertaining, with a further set of French doors providing direct access to the garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs the attractive principal bedroom benefits from fitted mirrored wardrobes and a contemporary en-suite shower room. Two further generously sized double bedrooms, both with mirrored fitted wardrobes, provide excellent family accommodation served by a modern family bathroom.

Externally the property enjoys a private front garden and a generous, fully enclosed rear garden offering a safe and private space for children, pets and outdoor entertaining. A large driveway to the side of the property provides off street parking for several vehicles.

Combining modern style, practical living space and excellent outdoor space this superb home presents a fantastic opportunity for families, first-time buyers seeking room to grow or professionals looking for a move in ready property in a popular location.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

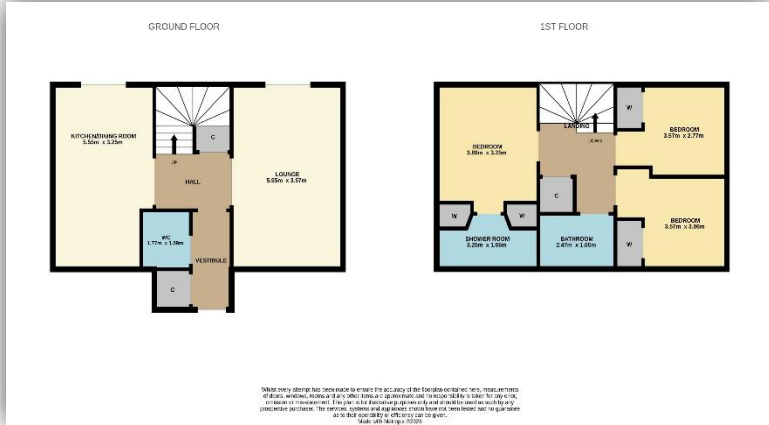
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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