

394 Strathmartine Road,
Dundee DD3 8NQ



A deceptively spacious four-bedroom semi-detached villa, thoughtfully designed to offer flexible and versatile family living

4 Bed 2 Bath 2 Reception

This deceptively spacious and beautifully extended semi-detached villa offering exceptional living accommodation, perfectly suited to modern family life.

The property welcomes you with a bright and generously proportioned lounge, creating a warm and comfortable living space. From here, there is access to a separate dining room, currently used as a playroom, providing excellent flexibility for growing families or those requiring additional living areas.

The true heart of the home is the impressive open-plan kitchen, dining and family room. This fantastic space is ideal for everyday family living and entertaining alike, with patio doors opening directly onto the rear garden. A useful utility room is conveniently located just off the kitchen.

The ground floor further benefits from a spacious principal bedroom, complete with an ensuite shower room and a built-in wardrobe. There is also a further double bedroom and a handy WC on this level.

Upstairs, the family-focused layout continues with two large double bedrooms, both featuring built-in wardrobes, alongside a well-appointed family bathroom with a separate shower and a relaxing jacuzzi bath—perfect for unwinding at the end of the day.

Externally, the property enjoys a private rear garden, ideal for children, outdoor dining, and family gatherings. There is also a well maintained garden to the side and a separate courtyard area. A double garage with electric doors is accessible from East School Road and it has a separate garden store attached.

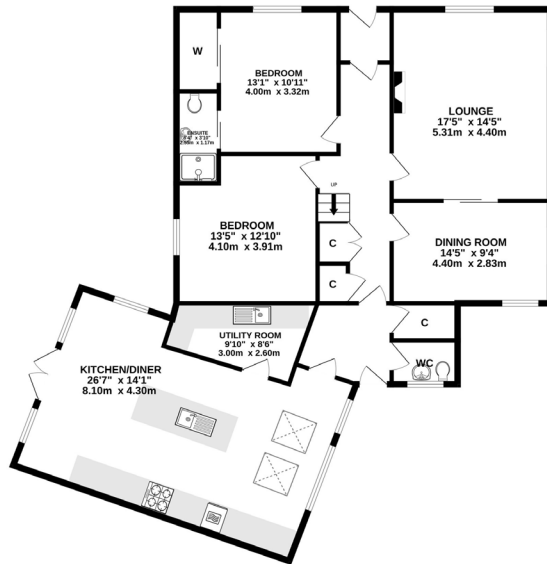
The property is well positioned within a popular residential area, with a number of local amenities nearby, including shops, well-regarded schools, and excellent transport links, with a regular commuter bus route providing easy access to surrounding areas.

Features

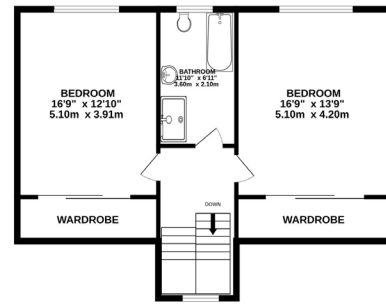
- Hallway
- Bright and spacious Lounge
- Dining Room
- Large Kitchen/dining/family room
- Principal bedroom with fitted wardrobes and ensuite shower room
- Three further Double Bedrooms
- Family Bathroom
- Utility room/WC
- Gardens
- Double Garage
- Gas central heating
- Double Glazing
- EPC Rating D

Offers Over £330,000

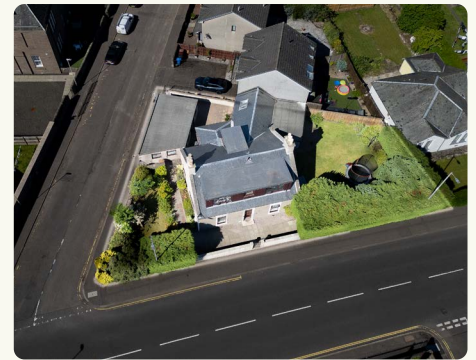
GROUND FLOOR



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 centres 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:

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🌐 property.lindsays.co.uk

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