



**12 Harestane Grove, Dundee,**

**DD3 0ND**

**OFFERS OVER £260,000**

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

**07907728864**

**Chamber Practice** 



- **IMMACULATE FAMILY HOME**
- **QUIET CUL DE SAC LOCATION**
- **NEARBY AMENITIES**
- **HALLWAY**
- **LOUNGE WITH FRENCH DOORS**
- **SEPARATE DINING ROOM**
- **DINING KITCHEN WITH INTEGRATED APPLIANCES**
- **UTILITY ROOM**
- **MASTER BEDROOM WITH EN SUITE**
- **3 FURTHER DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **DG & GCH**
- **LARGE FULLY ENCLOSED GARDENS**
- **DRIVEWAY & GARAGE**
- **EV CHARGING POINT**
- **ABSOLUTE MOVE IN CONDITION**
- **EARLY VIEWING A MUST**

This spacious and beautifully presented four bedroom semi-detached villa offers modern family living in a quiet cul de sac in a sought after residential location. Thoughtfully designed and finished to a high standard throughout the property provides generous accommodation over two levels.

There are excellent transport links and schools nearby as well as many local amenities, including supermarket, shops and leisure and recreation facilities within walking distance. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short drive of the property.

Ground floor accommodation features a bright and welcoming lounge with French doors opening directly onto the rear garden, creating a seamless indoor/outdoor living experience. A separate dining room provides an ideal space for entertaining, while the contemporary dining kitchen is a standout feature, complete with a central island, integrated appliances and ample storage. A practical utility room adds further convenience.

Upstairs the property boasts a generously proportioned master bedroom with a stylish en suite shower room, along with three further spacious double bedrooms and a modern family bathroom serving the additional bedrooms.

Externally the home is set within large, fully enclosed gardens to the side and rear offering a mix of gravel, patio and expansive lawn areas, perfect for relaxing, entertaining and family use. A large driveway, single garage and EV charging point further enhance the appeal of this impressive home.

Early viewing is essential to appreciate the quality, space and superb family 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.





