



3 Machrie Place,
Dundee, DD4 0SG



Lovely 3-Bedroom Detached Villa in a Quiet Cul-de-Sac

 3 Bed  1 Bath  2 Reception

Situated within a sought-after residential area to the east of Dundee, this attractive detached villa offers spacious and flexible accommodation ideally suited to growing families. Enjoying a peaceful cul-de-sac setting, the property is conveniently located close to excellent local amenities, including schools, shops, leisure facilities and transport links, with easy access to both Broughty Ferry and Dundee city centre.

The accommodation is arranged over two levels and comprises on the ground floor: an entrance hall, convenient WC/cloakroom, bright and spacious lounge, versatile sitting/dining room with French doors opening onto the rear garden, well-appointed kitchen featuring an integrated hob, oven, microwave and extractor hood, with space for a washing machine and fridge-freezer. On the upper floor you will find: three well-proportioned bedrooms, principal bedroom with fitted wardrobes and family bathroom with shower. Externally, the property benefits from attractive gardens to both the front and rear. The front garden is laid mainly to lawn and incorporates a private driveway providing off-street parking leading to the garage. The fully enclosed rear garden offers a fantastic outdoor space for families and entertaining, featuring lawned area, planted borders, playhouse and a summerhouse. Further benefits include double glazing and electric heating.

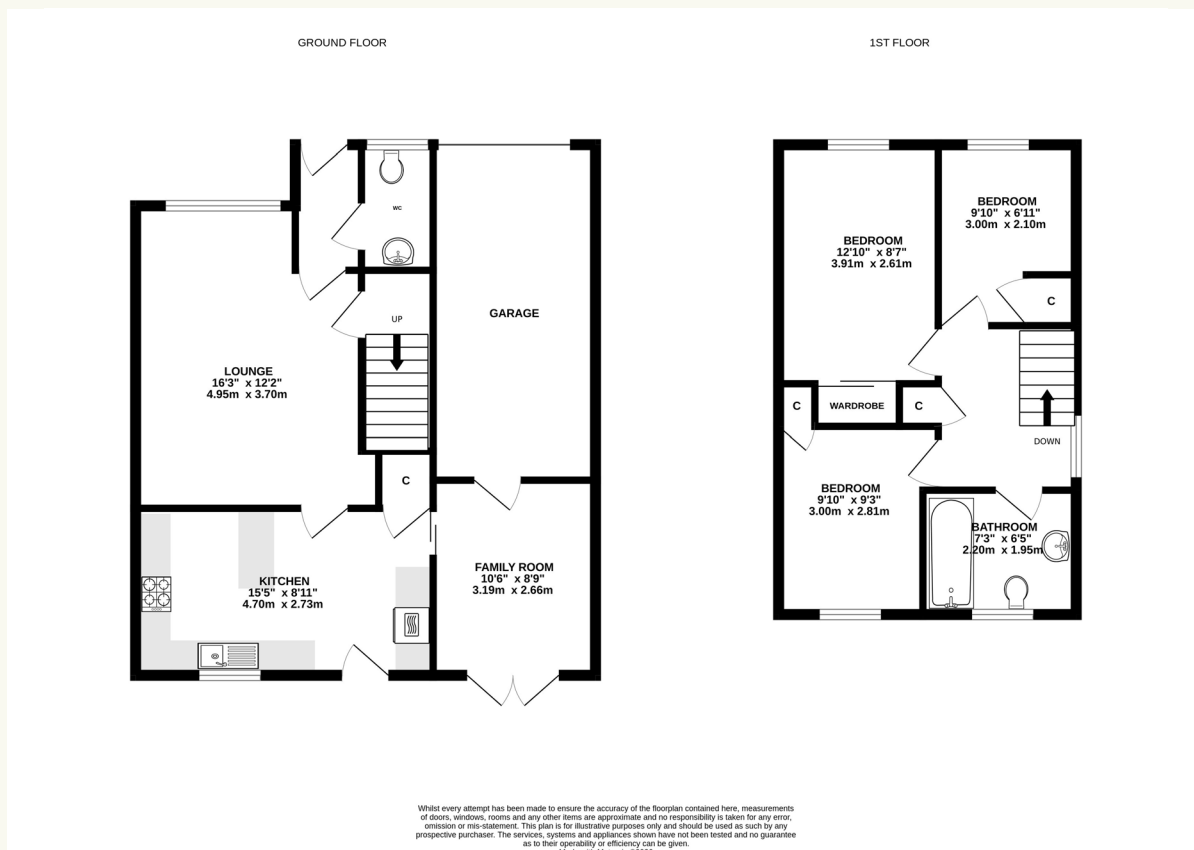
Included in the sale are all fitted floor coverings, fitted window blinds, integrated kitchen appliances as specified, playhouse and the summerhouse.

This delightful family home is expected to attract strong interest. Early viewing is highly recommended to fully appreciate the quality, space and convenient location on offer.

Features

- Entrance hall
- WC/cloakroomLounge
- Sitting/dining room
- Kitchen
- Three bedrooms
- Bathroom
- Electric heating
- Double glazing
- Garage & Gardens
- EPC Rating D

Offers Over £240,000



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:

☎ 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.