2 McNaughton Gardens, Dundee,

DD3 0FE

OFFERS OVER £335,000

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

07956777820

Chamber Practice

- **IMMACULATE DETACHED VILLA IN ABSOLUTE MOVE-IN CONDITION**
- **HIGH QUALITY FITTINGS AND FLOOR COVERINGS THROUGHOUT**
- **SPACIOUS OPEN PLAN HALL AND LOUNGE**
- **STYLISH KITCHEN/DINING ROOM WITH BI-FOLD DOORS**
- **PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES AND EN SUITE SHOWER ROOM**
- **THREE FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM**
- **GENEROUS FULLY ENCLOSED REAR GARDENS WITH DECKED AREA**
- **INTEGRAL GARAGE AND PRIVATE DRIVEWAY**
- **DG, GCH AND SOLAR PANELS**
- **LOVELY FAMILY HOME**
- **EARLY VIEWING A MUST**

An exceptional opportunity to purchase this immaculately presented four bedroom detached family home situated within a desirable residential development. Finished to an excellent standard throughout this superb property offers generous, well designed accommodation together with high quality fittings and floor coverings, creating a truly turn-key home ready for immediate occupation.

The ground floor comprises a welcoming open plan hall and lounge, creating an impressive entrance to the property, together with a large stylish kitchen/dining room designed perfectly for modern family living and entertaining. The kitchen benefits from bi-fold doors, alongside a further glazed door opening directly onto a decked area, providing a wonderful connection between the indoor and outdoor living spaces. A separate utility room, WC and staircase complete the ground floor accommodation.

On the upper floor a central hallway provides access to all four bedrooms and the family bathroom. The principal bedroom benefits from built-in wardrobes and a contemporary en suite shower room, while three further well-proportioned bedrooms provide excellent flexibility for family, guests or home working requirements. A modern family bathroom completes the accommodation.

Externally the property enjoys generous fully enclosed rear gardens, offering an excellent private space for children, outdoor dining and entertaining, together with the decked area accessed directly from the kitchen. A driveway to the front provides off street parking and leads to an integral garage, offering useful additional storage and parking facilities.

Further benefits include double glazing, gas central heating and solar panels.

Presented in absolute move-in condition and finished to an exceptional standard throughout, this impressive detached home offers spacious, stylish and versatile family accommodation in a highly desirable setting.

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.

Chamber Practice

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DUNDEE

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob, oven, microwave, fridge freezer and dishwasher. The washing machine and tumble dryer may also be included if required.

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.