

Simple Approach



**1 Fairmuir Road, Dundee
DD3 8JE**

Offers over £299,995

This modern and unique detached town house on Fairmuir Road, Dundee, offers a rare opportunity to own one of only eight properties of its kind — and one of just two fully detached homes within the development. Designed with contemporary living in mind, the property is beautifully presented throughout and spans three spacious floors, providing versatile and stylish accommodation for modern family life. The ground floor offers a welcoming entrance hallway which sets the tone for the home's quality and finish. This level also features a well-proportioned bedroom, ideal for guests or use as a home office, along with a utility room providing practical space for laundry or storage, and a ground floor WC. There is also internal access to the integral garage, offering convenience and secure parking. Ascending to the first floor which is the heart of the home — a stunning open plan kitchen, lounge, and dining area that creates a bright and sociable space, perfect for entertaining or relaxing. A modern shower room completes this floor. Upstairs on the top floor, there are three generous bedrooms, including a master bedroom with ensuite shower room, all finished to a high standard and designed to provide comfort and style. The property benefits from gas central heating and double glazing, ensuring energy efficiency and year-round comfort. Externally, there is a private driveway to the front, along with gated off-road parking within the rear garden, accessible directly from the road. This exceptional home combines modern design, generous space, and rare exclusivity in a sought-after location — making it a standout choice for families or professionals seeking something special in Dundee.

Open Plan Kitchen / Lounge

15'10" x 29'6" (4.85 x 9.01)

Shower Room

7'2" x 7'5" (2.20 x 2.27)

Master Bedroom

9'11" x 10'10" (3.04 x 3.31)

Ensuite Shower Room

3'10" x 6'11" (1.17 x 2.12)

Bedroom Two

9'11" x 9'3" (3.03 x 2.84)

Bedroom Three

10'4" x 7'5" (3.15 x 2.28)

Bathroom

5'6" x 7'5" (1.69 x 2.28)

Bedroom Four (Ground Floor)

9'11" x 12'1" (3.04 x 3.70)

Utility Room

4'3" x 7'5" (1.32 x 2.27)

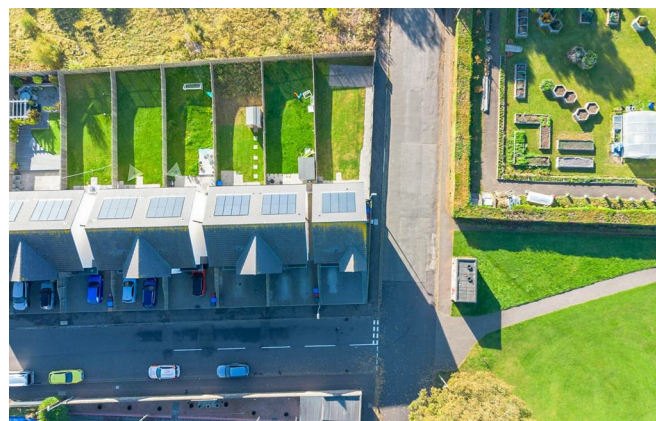
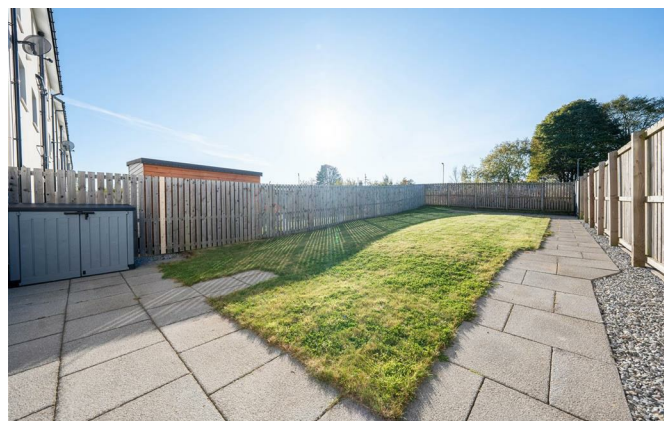
WC

2'11" x 4'7" (0.90 x 1.40)

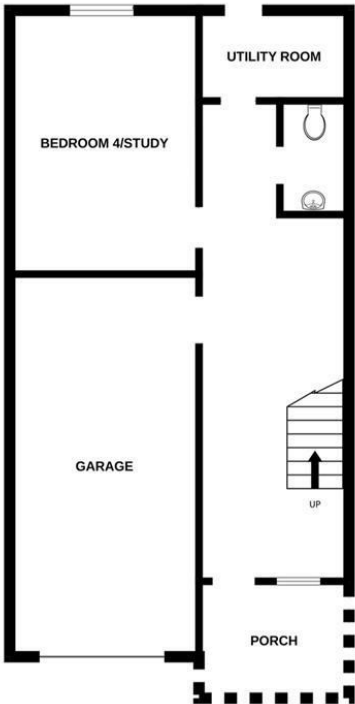




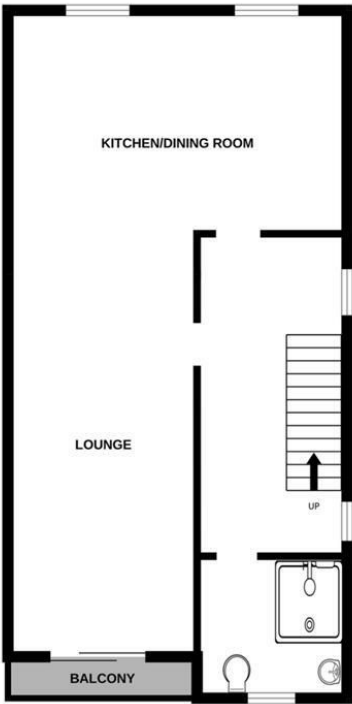
- Modern and unique detached town house
- Four generous bedrooms
- Gas central heating and double glazing
- Contact our mortgage team to discuss your options!
- Beautifully presented throughout
- Internal access to integral garage
- Private driveway & private rear garden
- Accommodation over three spacious floors
- First floor open plan kitchen / lounge / dining area
- Solar panels



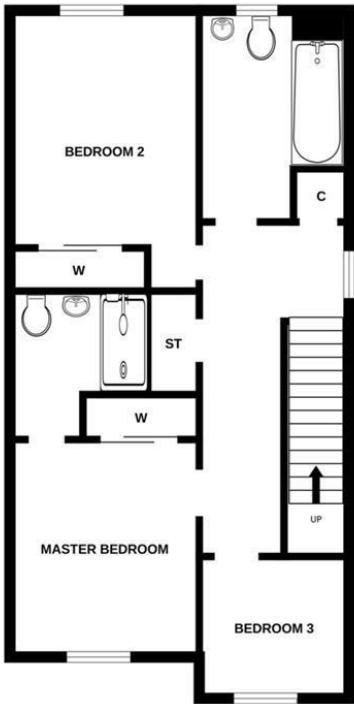
GROUND FLOOR



1ST FLOOR

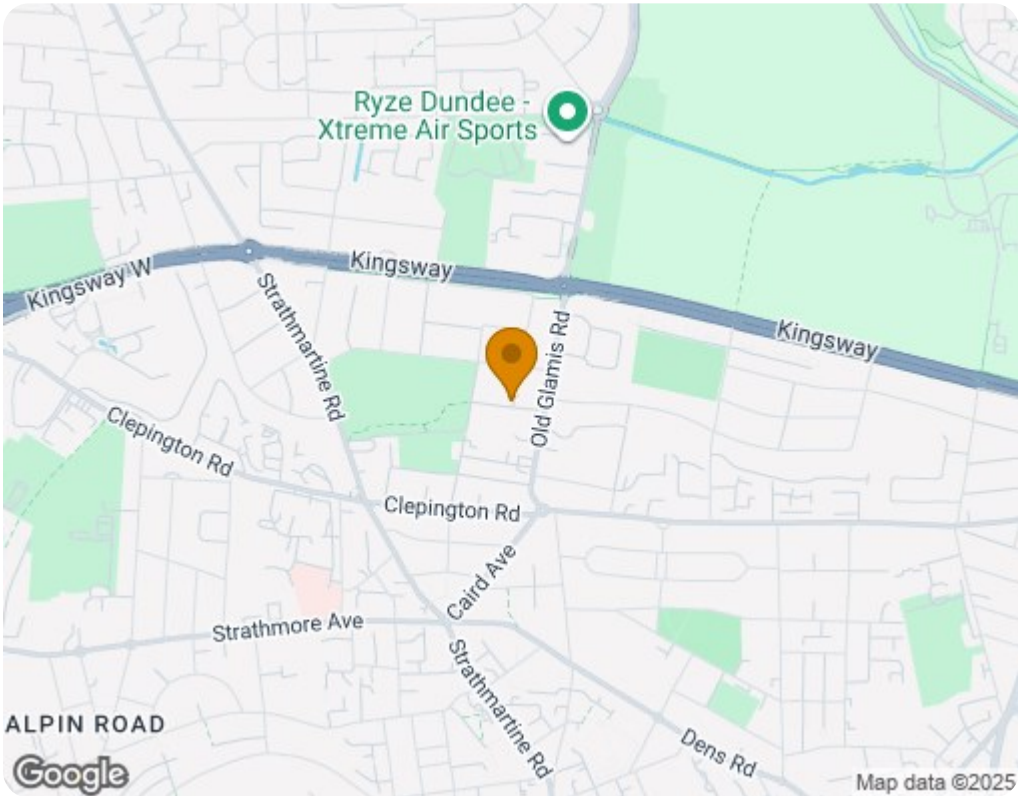


2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		