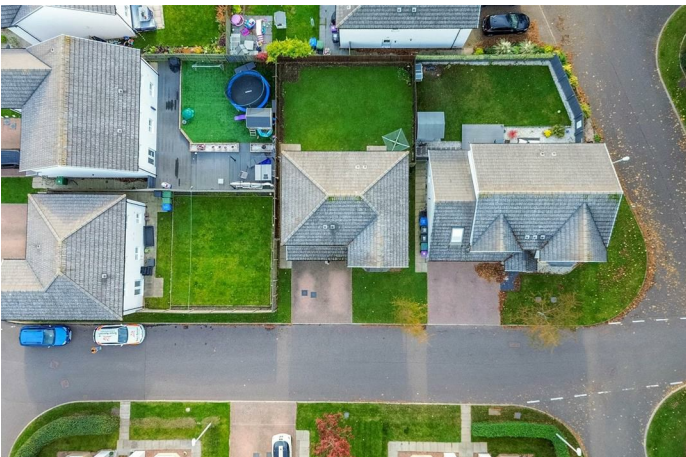


Simple Approach



**9 Margaret Lindsay Place, Dundee
DD5 4RD**

Offers over £325,995

This very well-presented detached family home enjoys a sought-after position within a quiet residential area of Monifieth, offering spacious and modern accommodation ideal for family living. Upon entering, you are welcomed by a bright and inviting entrance hallway, setting the tone for the high standard of presentation throughout. The front-facing lounge offers a comfortable and relaxing living space, filled with natural light through a large picture window. To the rear, the stylish open-plan kitchen and dining area provides a fantastic space for both everyday living and entertaining, fitted with a contemporary range of units and integrated appliances. Patio doors lead directly out to the enclosed private rear garden, perfect for enjoying outdoor dining or family time.

A convenient utility room offers additional storage and space for laundry appliances, while a downstairs WC completes the ground floor accommodation. Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with an ensuite shower room. A modern family bathroom serves the remaining bedrooms, finished to a high standard with quality fixtures and fittings. Externally, the property benefits from a private driveway and integral garage, offering ample off-street parking. The rear garden is fully enclosed, offering a safe and peaceful outdoor area. With gas central heating and double glazing throughout, this superb property ensures comfort and efficiency all year round.

Lounge

14'1" x 11'7" (4.31 x 3.59)

WC

6'6" x 4'3" (2 x 1.31)

Kitchen / Dining

22'6" x 10'8" (6.86 x 3.27)

Utility Room

7'8" x 6'1" (2.35 x 1.87)

Storage

2'11" x 3'7" (0.91 x 1.11)

Master Bedroom

11'11" x 12'1" (3.65 x 3.70)

Ensuite Shower Room

6'9" x 4'7" (2.07 x 1.40)

Bedroom Two

9'6" x 13'0" (2.90 x 3.98)

Bedroom Three

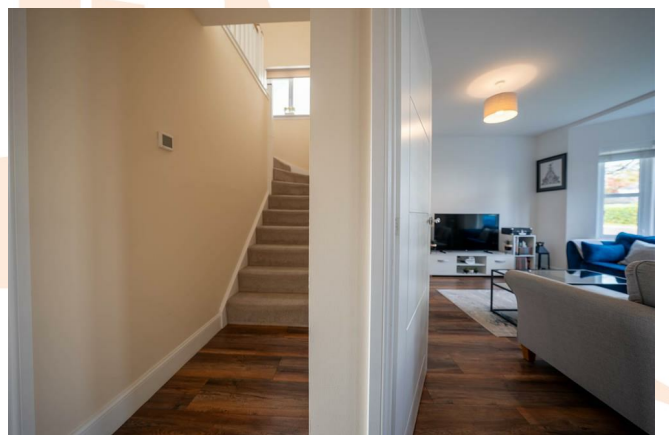
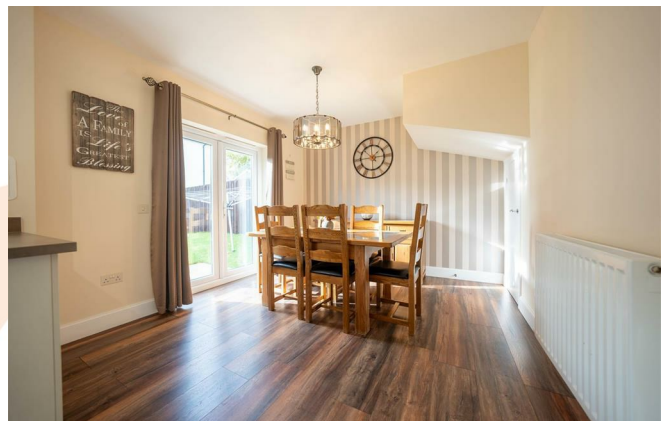
11'6" x 11'2" (3.53 x 3.41)

Bedroom Four

9'1" x 9'7" (2.78 x 2.93)

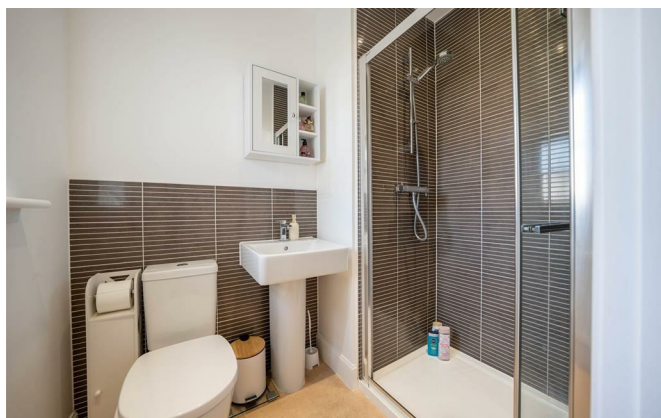
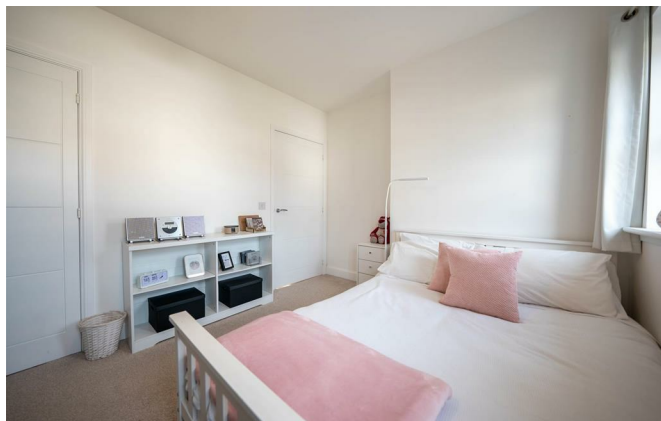
Bathroom

7'1" x 7'1" (2.16 x 2.17)





- Very well-presented detached family home
- Separate utility room
- Gas central heating and double glazing throughout
- Contact our mortgage team to discuss your options
- Spacious front-facing lounge
- Four well-proportioned bedrooms
- Private driveway and integral garage
- Modern open-plan kitchen/dining room
- Master bedroom with stylish ensuite shower room
- Fully enclosed, private rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	84	85
(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