



**HARMONY HOMES**  
ESTATE AGENCY



40 Mallaig Avenue, Dundee, DD2 4TW

Offers over £350,000





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# 40 Mallaig Avenue

Dundee, DD2 4TW

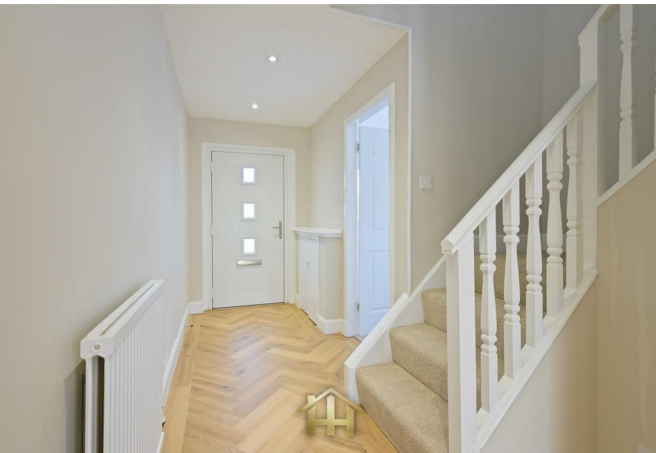
Nestled on Mallaig Avenue in the charming city of Dundee, this beautifully presented five-bedroom detached villa is a true gem, offering a perfect blend of comfort and modern living. Spanning an impressive 1,991 square feet, this home is turn-key ready, having been freshly decorated with new carpets, flooring, and stylish wooden blinds throughout.

Upon entering, you are greeted by a spacious hallway adorned with elegant Amtico flooring that flows seamlessly into the heart of the home. The expansive sitting room boasts large windows that invite natural light, while patio doors lead to a sunny rear garden, creating an ideal space for relaxation and entertaining. The recently upgraded kitchen features a sleek and modern design, perfect for culinary enthusiasts. Additionally, a bright second sitting room provides ample space and fantastic storage options, while a versatile fifth bedroom can easily serve as an office or guest room.

Upstairs, you will find four generously proportioned bedrooms, each filled with light. The master bedroom is particularly spacious and offers excellent storage solutions, while two of the additional bedrooms come equipped with built-in wardrobes. A family shower room completes the upper level, ensuring convenience for all.

Set back from the road, the property boasts a generous front garden, ideal for planting and landscaping, alongside a driveway that accommodates multiple vehicles. The low-maintenance rear garden enjoys abundant sunshine, making it a perfect outdoor retreat. Additional storage is available from the rear of the old garage, ideal for garden tools and equipment.

Located in a peaceful area just a short distance from Ninewells Hospital, this home offers not only generous living space but also excellent connectivity to local schools, shops, and green spaces. This property is a wonderful opportunity for modern family living in a highly sought-after location.



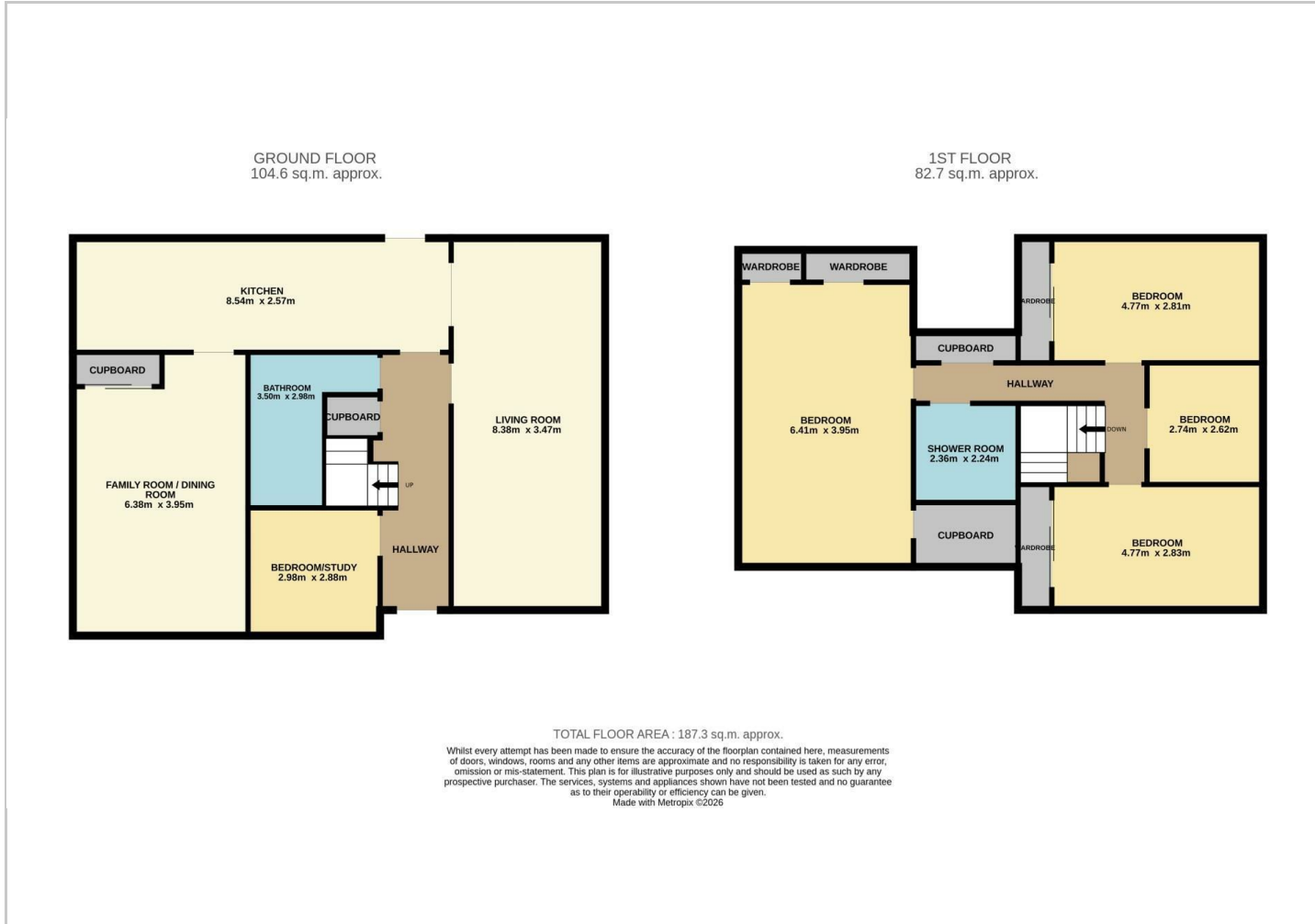


## Directions





## Floor Plans



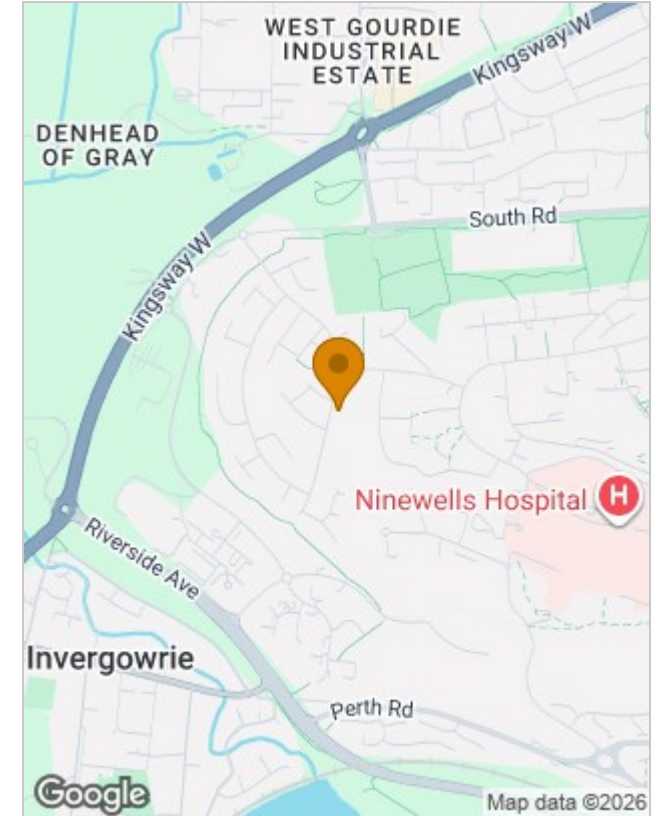
## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

