



HARMONY HOMES
ESTATE AGENCY



4 Mona Gardens, Dundee, DD5 3FE

Offers over £500,000



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4 Mona Gardens

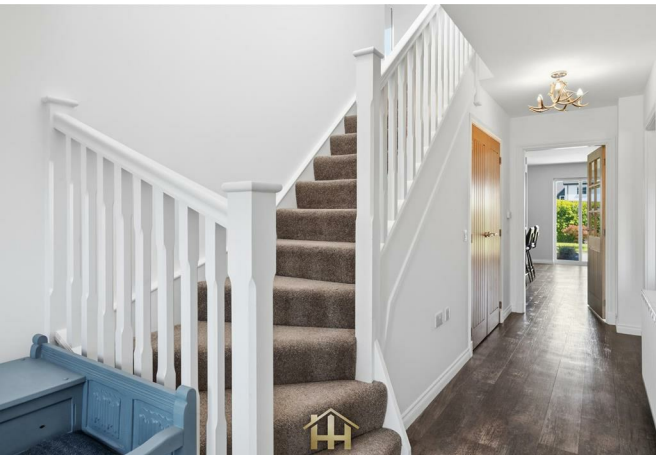
Dundee, DD5 3FE

Nestled in the highly sought-after Balgillo Heights development of Broughty Ferry, this stunning detached house, built in 2021, offers a perfect blend of modern living and serene surroundings. Spanning an impressive 2,400 sq ft, this Kirkwood Marr house type features a thoughtfully designed layout that caters to both family life and entertaining.

Upon entering, you are greeted by a spacious open-plan kitchen, dining, and family area, complete with a stylish breakfast bar and ample room for both formal and informal seating. This inviting space also includes a convenient nook, ideal for a home office, and French doors that lead to a sunny, enclosed rear garden, perfect for enjoying the outdoors. The modern kitchen is fully equipped with high-end appliances, including a double oven, plate warmer, dishwasher, wine fridge, and induction hob, ensuring a delightful cooking experience.

The ground floor further boasts a generous formal lounge with a bay window overlooking the park, as well as a well-appointed utility room with access to the garden and a double garage. Upstairs, the spacious landing leads to four impressive double bedrooms, each featuring built-in wardrobes. Bedrooms one and two benefit from luxurious en-suites, while the family bathroom showcases a beautiful central bath and a separate shower enclosure.

Additional features of this remarkable home include electric blinds in the kitchen and patio doors, Karndean flooring throughout the ground floor, solar panels, and parking for up to four vehicles. The property is conveniently located just a short drive from Broughty Ferry's scenic coastline and vibrant high street, while also being within an excellent local schooling catchment area. With peaceful farmland stretching out behind, this home offers a perfect balance of tranquillity and connectivity.





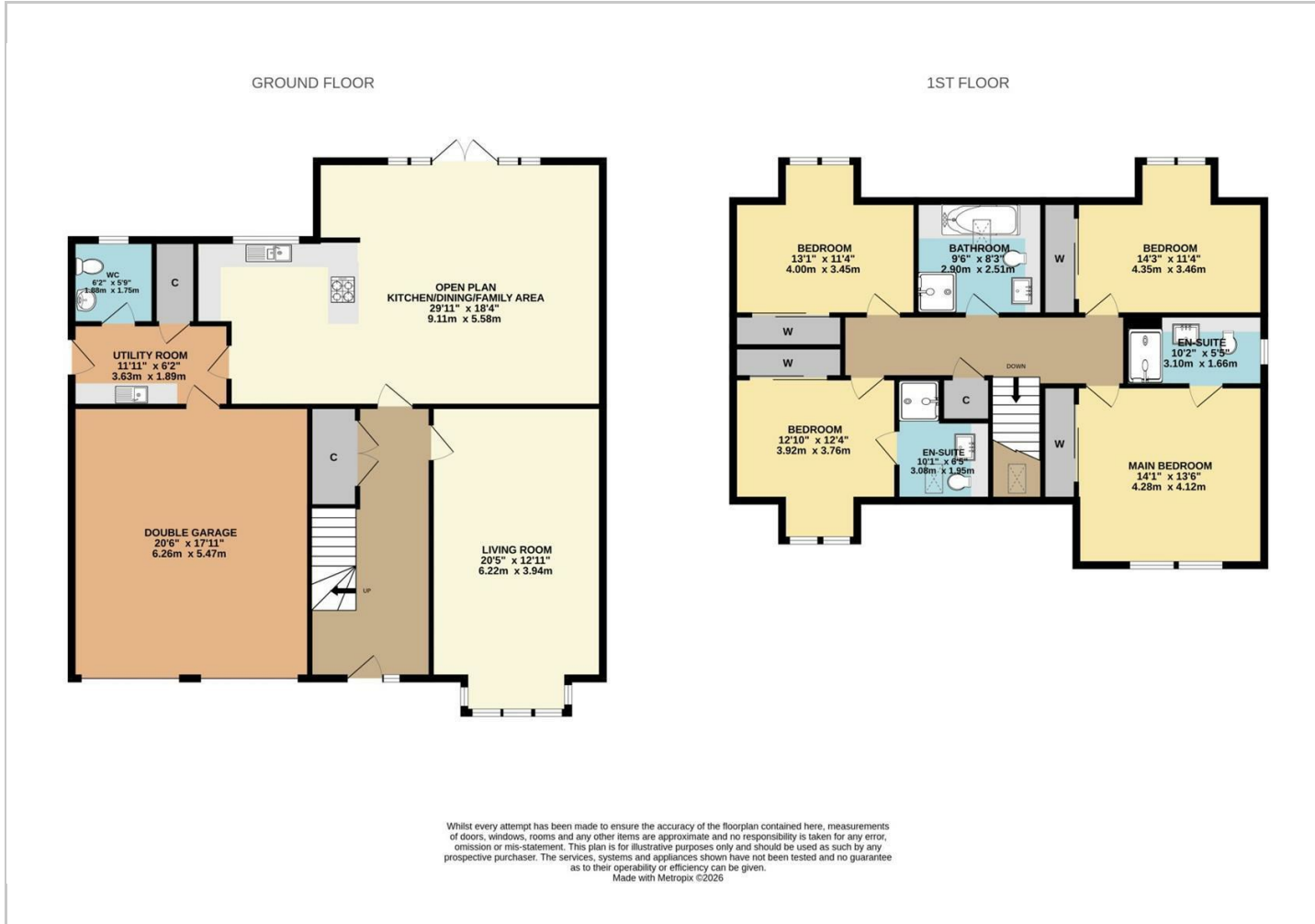
Directions





Staged Image

Floor Plans



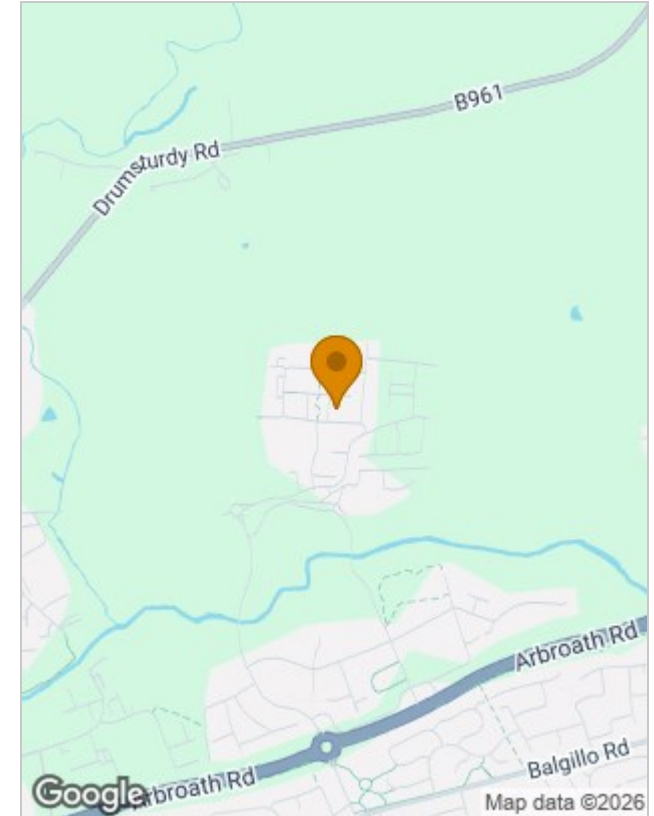
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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	