

34 NEWALL AVENUE

DUNDEE, DD3 0FG



GILSON GRAY

“ WELCOME TO 34 NEWALL AVENUE, DUNDEE

Located in the highly sought-after Craigowl Law development by Avant Homes, 34 Newall Avenue offers a rare opportunity to acquire an exceptional detached family home. The location offers excellent access to local amenities, highly regarded primary and secondary schools, and regular public transport links. Dundee city centre, Ninewells Hospital, and Dundee Technology Park are all within easy reach by car, making this an ideal base for commuting professionals and families alike.

This four-bedroom detached villa offers immaculate, move-in-ready condition, showcasing high-end fixtures and fittings throughout. The impressive accommodation comprises: Bright lounge / dining room, kitchen, ground floor W/C, contemporary family bathroom and four well-proportioned bedrooms with the primary enjoying en-suite facilities. Practical attributes include gas fired central heating, double glazing and solar panels.

Externally, the property enjoys a well-maintained private garden to the rear, which has been landscaped for low-maintenance enjoyment and year-round appeal. To the front, a monoblocked driveway provides off-street parking and leads to the integral garage. This property will appeal to a wide range of buyers and early viewing is highly recommended.



YOUR NEXT CHAPTER STARTS HERE



1 Reception Room



3 Bedrooms



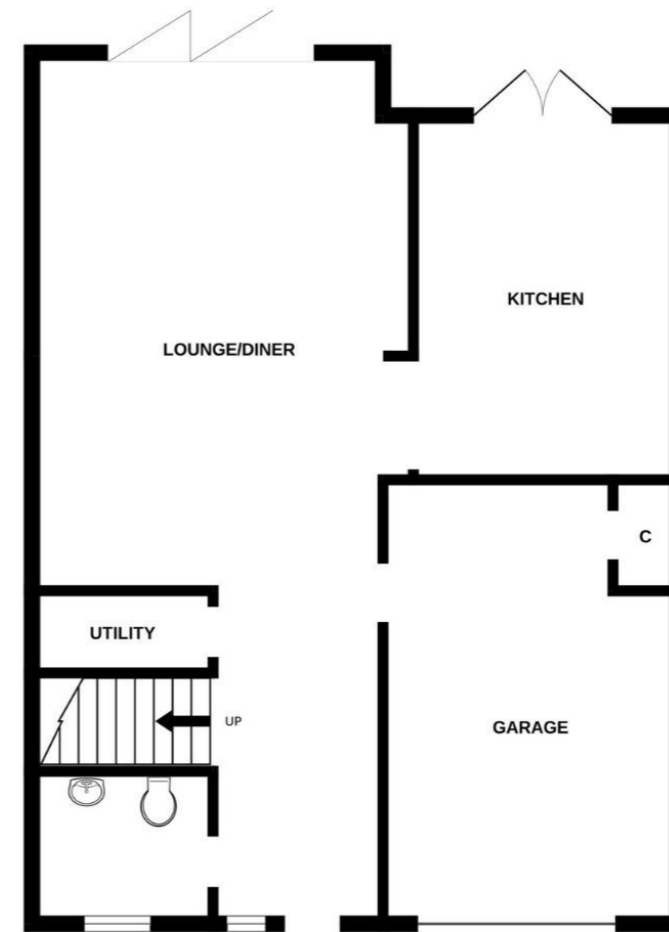
1 Bathroom



Street Parking



GROUND FLOOR



1ST 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 illustrative only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.
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0131 516 5366

GLASGOW

160 WEST GEORGE STREET, G2 2HQ
0141 530 2021

EAST LOTHIAN

33 WESTGATE, EH39 4AG
01620 893 481

BORDERS

01890 880 008

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.