



**1 Fairlie Court, Dundee, DD3 0SJ**  
**Offers Over £290,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this beautifully presented four bed family home in the popular and much sought after Craigowl development to the north of the City. With excellent transport links and schools nearby in addition to many local amenities, this fully refurbished detached villa provides exceptional, modern living space over two levels.

Ground floor accommodation comprises entrance hallway with built in storage facilities and connecting doors to lounge, kitchen/dining/family room and cloakroom and carpeted staircase with contemporary glass balustrade leading to the upper floor; welcoming lounge with bay window and feature media wall; fabulous open plan kitchen/dining/family room with beautifully appointed kitchen fitted with a range of sleek base and wall mounted units with complementary marble worktops, integrated gas hob, electric oven, microwave, dishwasher and washer dryer, clearly defined dining area and versatile family area (currently used as a home office) with French doors leading to the rear garden. On the upper floor there is a spacious master bedroom with built in wardrobes and en suite shower room; three further double bedrooms, two of which have built in wardrobe/storage facilities; and a family bathroom with bath and separate shower enclosure.

Externally there are private gardens to front, side and rear and monobloc driveway providing off street parking facilities for two vehicles.

It is anticipated this fabulous family home will prove extremely popular and early viewing is essential to avoid disappointment.

- **Sought After Location**
- **Nearby Local Amenities**
- **Lounge with Bay Window**
- **Kitchen/Dining/Family Room**
- **Cloakroom**
- **Family Bathroom & En Suite Shower Room**
- **4 Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **Monobloc Driveway**
- **Absolute Move In Condition**
- **Superb Family Home**
- **Early Viewing a Must**



**Chamber Practice** 

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



**Chamber Practice** 

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GROUND FLOOR

1ST FLOOR



*Included in the sale are all carpets and floor coverings, integrated appliances and composite garden shed. The window blinds, light fittings and all items of furniture may be negotiated separately.*