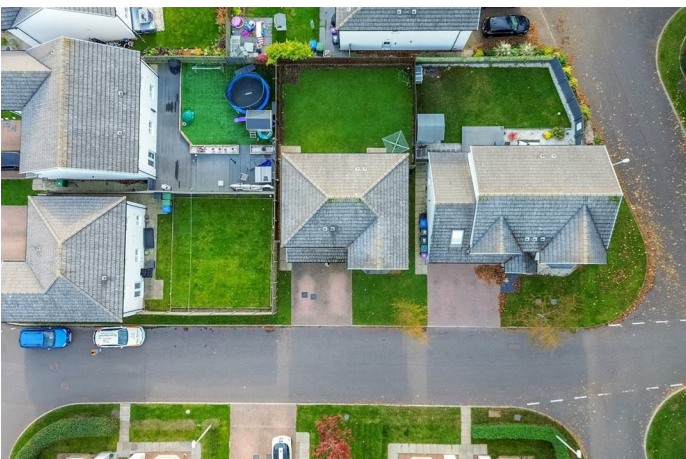


Simple Approach



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

**Offers over £319,995**



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 3.54)

#### 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

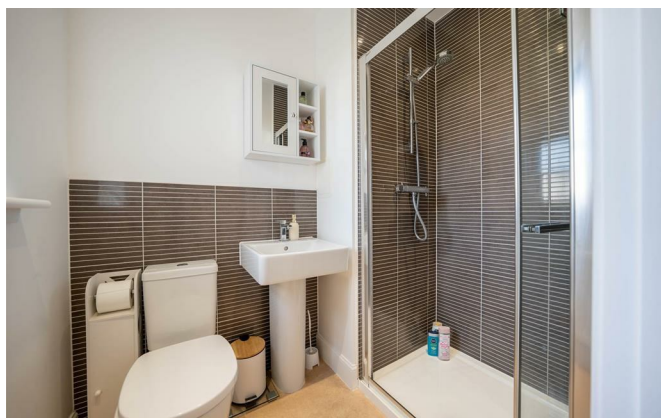
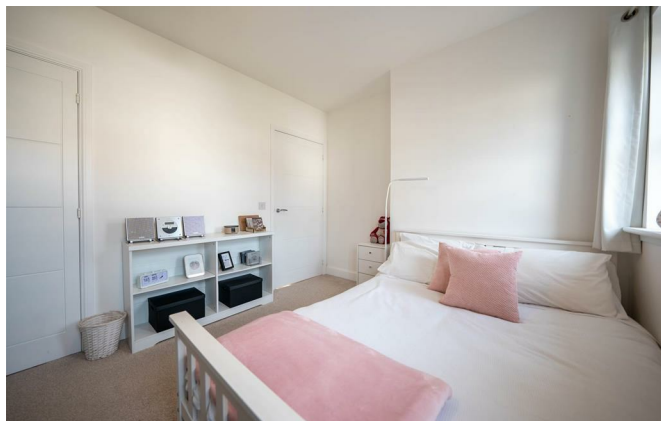
7'1" x 7'1" (2.16 x 2.17)

Ideally located within easy reach of Monifieth's excellent local amenities, schools, transport links, and coastal walks, Margaret Lindsay Place represents an excellent opportunity for those seeking a move-in ready, modern family home in a highly desirable area.

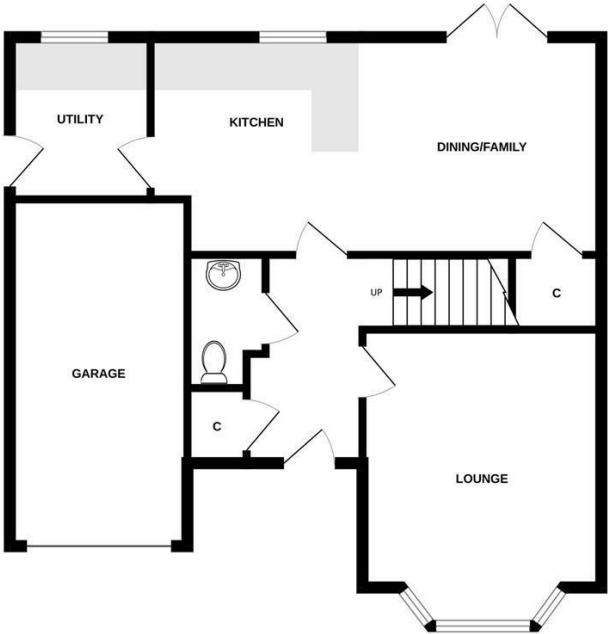




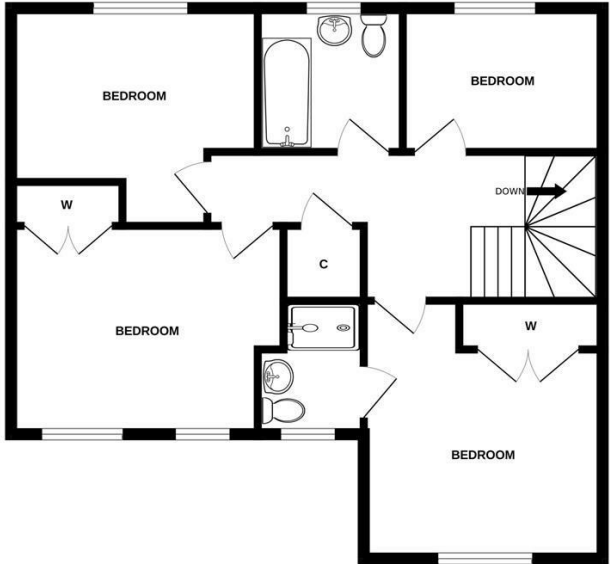
- Very well-presented detached family home
- Separate utility room
- Gas central heating and double glazing throughout
- Contact our mortgage team to discuss your options
- Spacious front-facing lounge
- Four well-proportioned bedrooms
- Private driveway and integral garage
- Modern open-plan kitchen/dining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



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |