

Simple Approach



18 St. Martin Crescent, Dundee
DD3 0SU

Offers over £279,995

Situated in the sought-after St. Martin Crescent, this beautifully presented five-bedroom detached home offers an outstanding blend of modern design, generous living space, and excellent outdoor features—perfect for families. Upon entering, you are welcomed by a bright and spacious hallway leading to a stunning open-plan kitchen and dining area. The contemporary kitchen is well-equipped with high-end appliances, ample storage, and sleek worktops, making it the heart of the home. The property boasts five well-proportioned bedrooms, including a luxurious master suite with built-in storage and an en-suite. The additional bedrooms are generously sized, offering versatility for family members, guests, or a home office. A stylish family bathroom completes the upper level. Practical attributes include gas central heating, double glazing, and a large private driveway.

Outside, the property benefits from a well-maintained garden, ideal for outdoor entertaining or relaxing in the warmer months. A fantastic detached games room provides a unique space for recreation, whether used as a home gym, cinema room, or play area. With its stylish interiors, spacious layout, and fantastic location, this home offers everything you need for modern family living in Dundee. Viewing is essential to appreciate all that is on offer here at St. Martin Crescent, Dundee.

Lounge

10'9" x 15'8" (3.30 x 4.78)

Open Plan Kitchen/Diner

9'0" x 26'11" (2.76 x 8.22)

WC

11'3" x 3'9" (3.43 x 1.16)

Bedroom Two/Office

8'4" x 15'10" (2.56 x 4.85)

Bedroom One

11'5" x 9'2" (3.49 x 2.81)

Master En-Suite

6'3" x 6'8" (1.92 x 2.04)

Bedroom Three

9'10",26'2'5" x 8'9" (3,80 x 2.67)

En-Suite

6'2" x 4'0" (1.89 x 1.22)

Bedroom Four

9'2" x 8'7" (2.80 x 2.63)

Bedroom Five

7'7" x 10'7" (2.33 x 3.25)

Family Bathroom

7'1" x 6'6",26'2'5" (2.16 x 2,80)

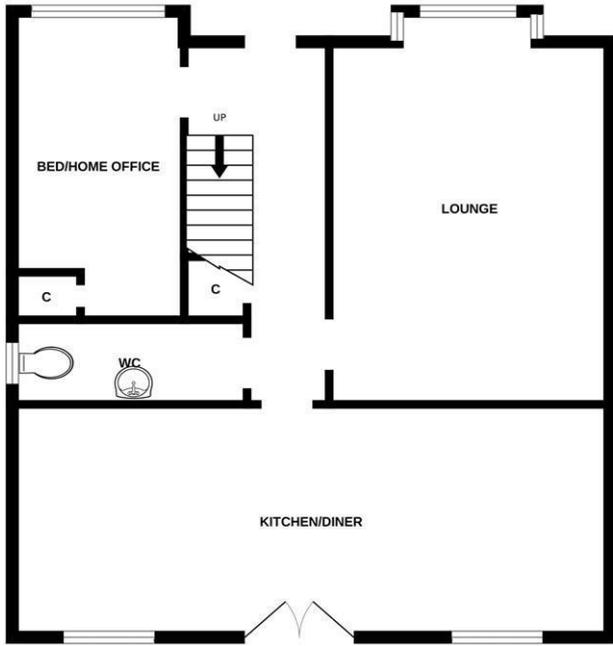




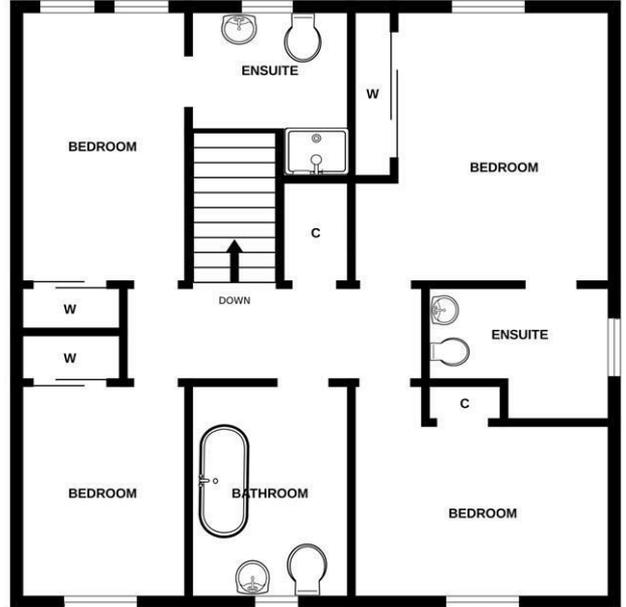
- Impressive Detached House
- Bright & Spacious Lounge
- Private Driveway
- Excellent Family Home
- Five Generous Bedrooms
- Open Plan Kitchen / Dining Area
- Detached Games Room / Cinema Room
- Master Ensuite
- Gas Central Heating & Double Glazing
- Highly Sought After Location



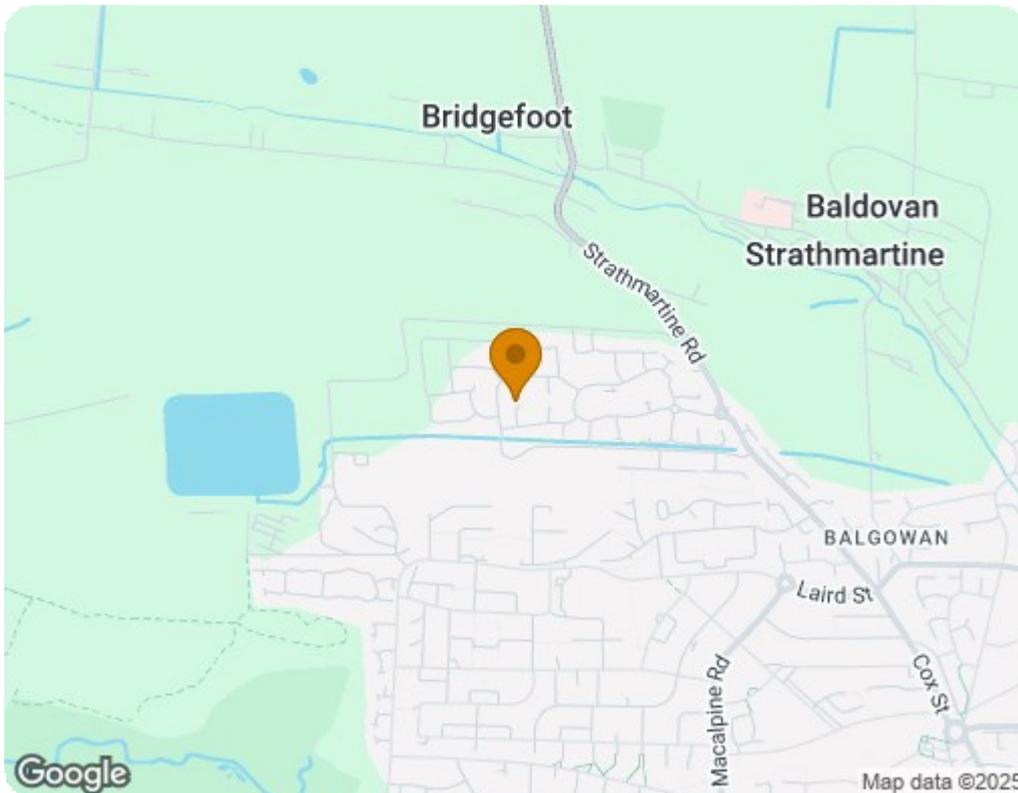
GROUND FLOOR



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		89
(81-91) B	81	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		