

3 Muirnwood Place

DUNDEE, DD5 4JL



*2 BEDROOM, 2 RECEPTION ROOM
MAISONETTE IN AN EXCLUSIVE DEVELOPMENT*



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Nestled at the tranquil end of an exclusive block, this two double bedroom maisonette offers a rare opportunity to reside in a serene enclave with breathtaking views of the majestic River Tay and lush woods enveloping the surroundings. Situated within a prestigious development, the property is part of a harmonious blend of flats, maisonettes, and detached houses, epitomizing luxury living at its finest.

Upon arrival, you are greeted by a spacious entrance hall adorned with a vestibule and two convenient cupboards, setting the tone for the elegance and functionality that defines this residence. The heart of the home lies in the well-appointed kitchen/dining room, providing a versatile space for culinary endeavors and intimate gatherings alike.

Adjacent is the inviting living room boasting ample space for relaxation and entertainment, seamlessly flowing into a sun lounge that is bathed in natural light, offering an idyllic retreat to soak in the panoramic vistas.





The master bedroom exudes comfort and sophistication, featuring fitted wardrobes and direct access to the luxurious Jack and Jill four-piece bathroom, ensuring a seamless blend of convenience and indulgence. A generously proportioned second double bedroom provides additional comfort, while a cloakroom adds practicality to the layout.

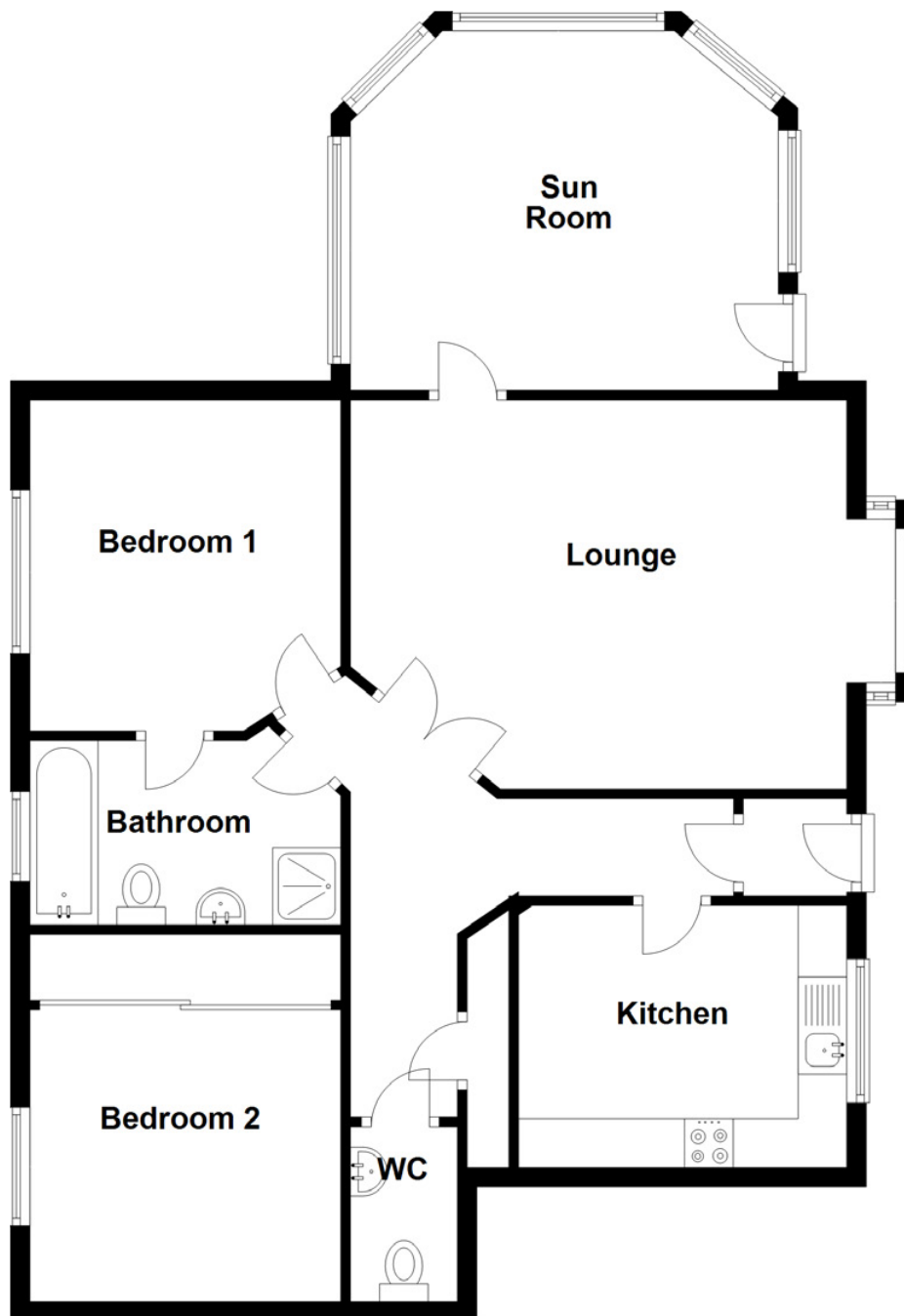




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 4.00m (13'2")	Gross internal floor area (m ²): 95m ² EPC Rating: D
Kitchen	3.38m (11'1") x 2.70m (8'10")	
Sun Room	4.40m (14'5") x 3.70m (12'2")	Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances are included in the sale.
Bedroom 1	3.40m (11'2") x 3.20m (10'6")	
Bedroom 2	3.20m (10'6") x 3.00m (9'10")	
Bathroom	3.20m (10'6") x 1.90m (6'3")	
WC	1.80m (5'11") x 1.10m (3'7")	



Beyond the confines of the property, residents are treated to exclusive amenities, including a private tennis court, offering the perfect venue for recreational pursuits and fostering a sense of community among neighbors. Accessible private parking and a garage nearby ensure convenience and security for vehicles.

Surrounded by meticulously landscaped lawns, the property enjoys a sense of tranquility and privacy, further enhanced by its prime positioning within the development, affording unrivaled views and seclusion.

While opportunities to acquire such distinguished properties are rare, this maisonette stands as a testament to refined living, offering a coveted lifestyle enriched by its privileged location, exquisite design, and unparalleled amenities. Embrace the essence of luxury living in this unparalleled sanctuary nestled amidst nature's splendor.

£30 a month for outside maintenance.

£80 annual charge for the Tennis Court.

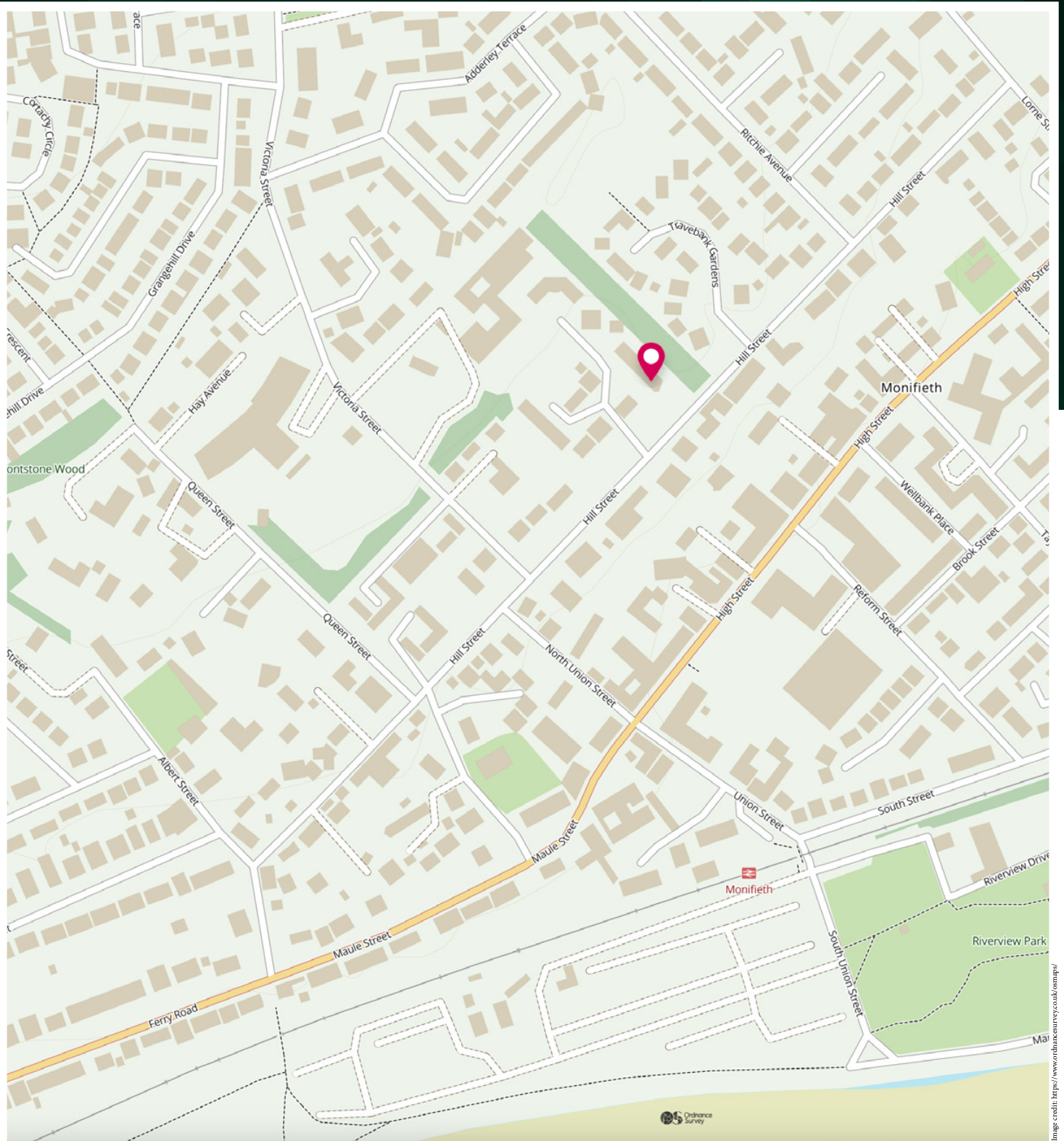




Nestled along the stunning coastline of Angus, Scotland, lies the charming town of Monifieth. Renowned for its idyllic setting, rich history, and vibrant community, Monifieth offers a delightful blend of coastal charm and rural tranquillity. Perched on the shores of the North Sea, Monifieth boasts breathtaking vistas of sandy beaches and rolling waves, inviting residents and visitors alike to enjoy leisurely strolls along the promenade or soak up the sun on its pristine shores. The town's picturesque coastal location also provides ample opportunities for water sports enthusiasts, with sailing, windsurfing, and kayaking among the popular activities enjoyed by locals.

Steeped in history, Monifieth is home to several historic landmarks and cultural treasures, including the ancient Monifieth Parish Church, dating back to the 12th century, and the imposing Monifieth House, a grand mansion surrounded by lush gardens, offering a glimpse into the town's rich architectural heritage.

With its close proximity to the bustling city of Dundee, Monifieth provides residents with easy access to a wealth of amenities, including shops, restaurants, and cultural attractions, ensuring a convenient and vibrant lifestyle for all who call this coastal gem home.



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