

Thorntons
The right way to move

34 Middlebank Crescent

Dundee,
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Property Summary

Set on a highly desirable Dundee address, this detached modern house offers generous family accommodation over three levels, with a flexible layout and fine views over the River Tay from the rear. A vestibule and central hall lead into a bright bay-windowed living room, where the outlook becomes an immediate feature, while sliding doors connect through to a separate dining room for everyday meals and entertaining. The breakfasting kitchen sits conveniently alongside these reception areas, and a WC adds practicality on this floor.

On the lower level, a substantial family room with its own entrance, store and utility space provides excellent versatility for visiting children, home working or a future business base.

Features

- Detached modern house in Dundee
- Vestibule and central hallway with storage and WC
- Bright living room with a bay window and River Tay views
- Separate dining room with sliding doors to the living room
- Breakfasting kitchen
- Lower-level family room with separate entrance
- Landing with storage
- Four bedrooms
- Versatile study
- Family bathroom
- Two utility rooms/one doubles as a store room
- A partially floored attic and store cupboard
- Two stores
- Detached garage and private driveway
- Gas central heating and double glazing



































Four bedrooms and a study are arranged on the upper floor, served by a family bathroom. The study provides useful home-working space and may offer scope to create an en-suite to the principal bedroom, subject to any required consents.

Private front and rear gardens accompany the house, and the elevated rear aspect makes the most of the River Tay outlook. A detached garage and private driveway provide off-street parking, while gas central heating and double glazing ensure everyday comfort.

Extras: all fitted floor coverings, light fittings and integrated appliances are included.





Click here to take a virtual tour







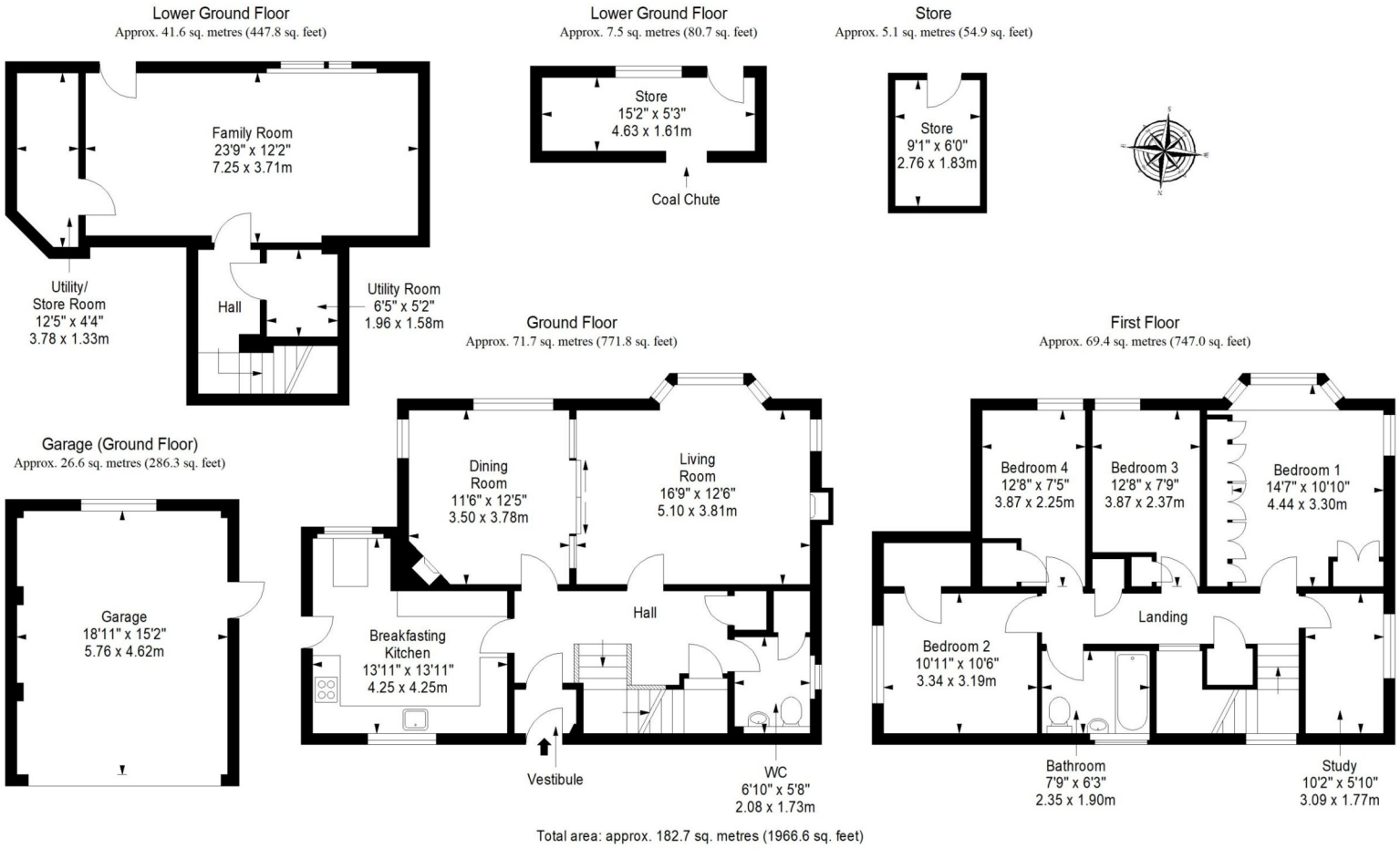




Dundee

Scotland's fourth largest and notably sunniest city, Dundee, lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walkable, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

Floorplan



Total area: approx. 182.7 sq. metres (1966.6 sq. feet)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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