



HARMONY HOMES
ESTATE AGENCY



42 Mains Loan, Dundee, DD4 7AA

Offers over £275,000



3



2



1



B



Offers over £275,000

42 Mains Loan

Dundee, DD4 7AA

Nestled in the desirable area of Mains Loan, Dundee, this immaculate semi-detached house, built in 2023, offers a perfect blend of modern living and convenience. Spanning an impressive 1,163 square feet, the property boasts three spacious double bedrooms, each equipped with fitted wardrobes, ensuring ample storage. The main bedroom features a contemporary ensuite, providing a touch of luxury.

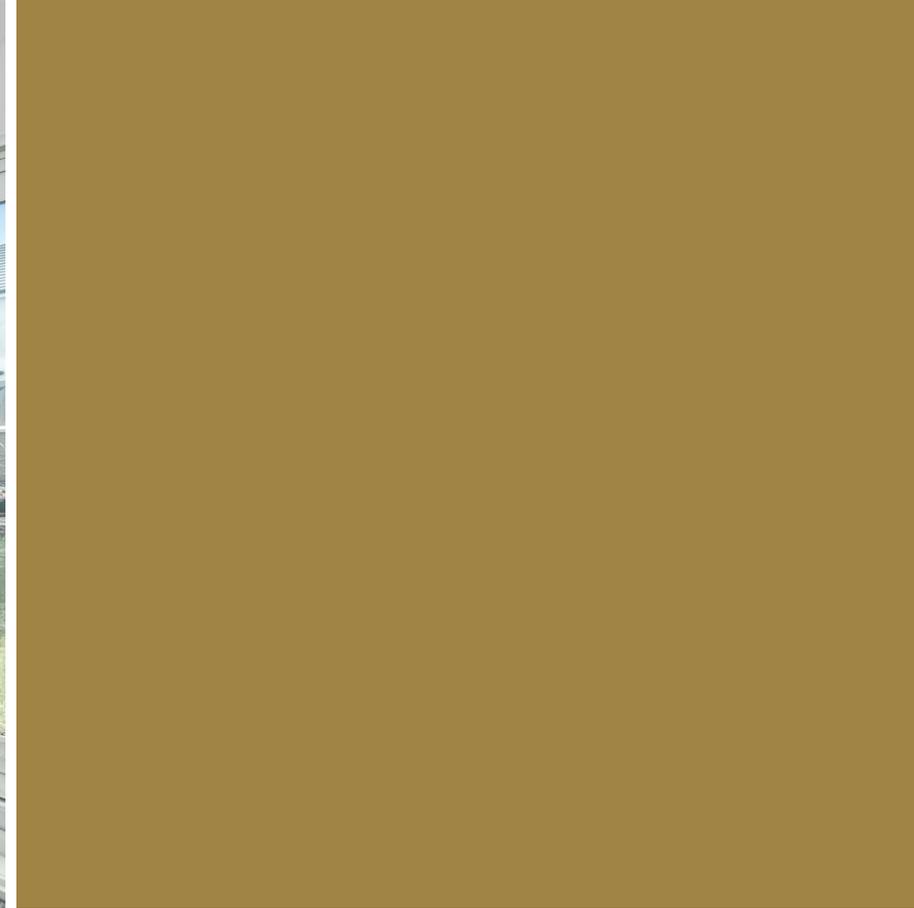
The heart of the home is a large, bright sitting room that flows seamlessly into an open-plan kitchen and dining area. This inviting space is enhanced by patio doors that lead to a beautifully presented garden, which is thoughtfully designed over two levels and includes two patio areas, perfect for outdoor entertaining or relaxing in the sun. The kitchen is well-appointed with integrated appliances, including a fridge freezer and dishwasher, alongside a utility room and a convenient W/C.

With parking available for two vehicles, this property is not only practical but also offers peace of mind. The home benefits from solar panels, contributing to energy efficiency and sustainability, and still retains over six years of NHBC warranty.

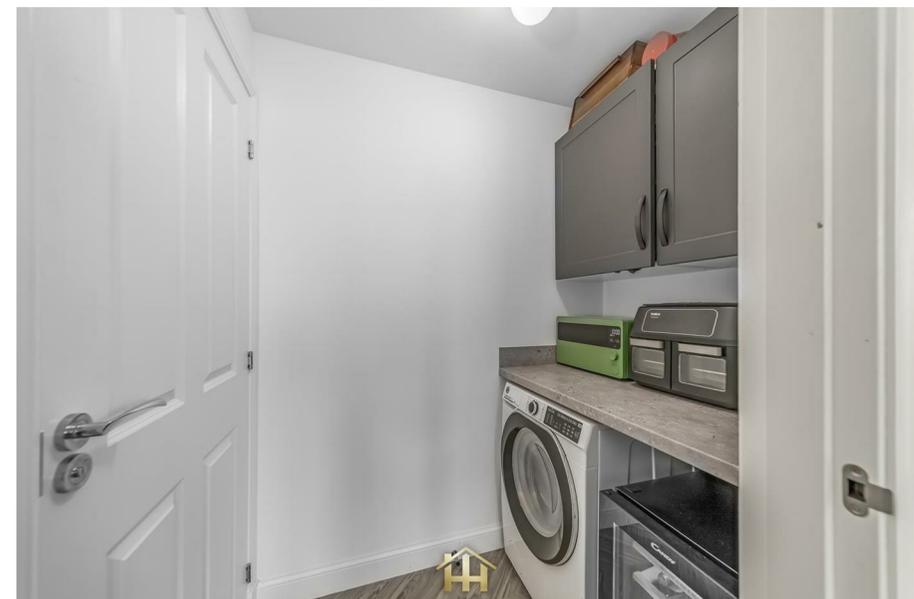
Situated to the north of the city, this residence provides easy access to the A90 Kingsway, making commuting a breeze. The Maryfield area is rich in local amenities, including schools, shops, a medical practice, and recreational facilities. The vibrant city centre is just a short distance away, offering a wealth of shopping, dining, and cultural experiences, including Abertay University and various theatres.

This stunning property is ideal for families or professionals seeking a modern home in a thriving community. Don't miss the opportunity to make this beautiful house your new home.





Directions

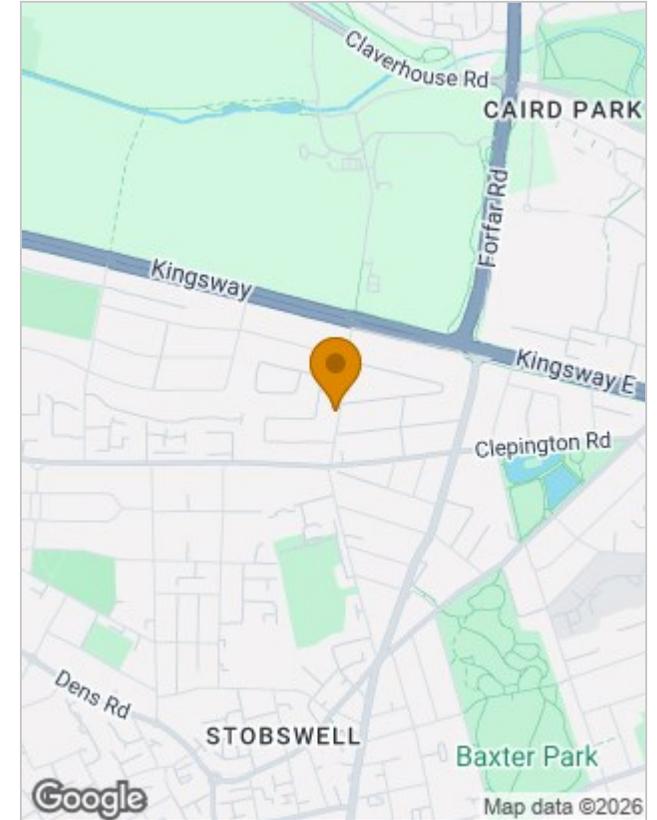




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(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	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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