



MML Law

MMLLAW.CO.UK

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

3 Cox Gardens, Dundee, DD3 9GZ

Offers Over
£245,000



"Exceptional Family Home In Sought After Area"

Accommodation: Entrance Hall, Lounge, Open Plan Dining Kitchen, Conservatory, Cloakroom, 4 Bedrooms, Master with En-Suite and Family Bathroom, Double Glazing, Gas Central Heating, Parking Space and Gardens.



DUNDEE CITY | ANGUS | FIFE

3 Cox Gardens, Dundee, DD3 9GZ

Description

MML are delighted to bring to the market this Detached Linked Villa built in 2004. The property has been converted in the past and offers versatile family living.

The subjects are located within a highly sought after location of similarly styled and well maintained properties. The property itself is in walk-in condition and early viewing is highly recommended to fully appreciate the generous living space on offer.

The accommodation comprises at ground level, Entrance Hall with carpeted staircase to upper floor, Cloakroom with two piece white suite, spacious lounge offering comfortable living space, Open plan Dining Kitchen with a range of wall and base mounted units, integrated gas hob, oven and extractor hood, fridge freezer and free standing washer/dryer. From the dining area there are French doors allowing access to the rear garden. Spacious triple aspect conservatory accessed from the kitchen. The 4th bedroom is located at lower level and is an exceptionally spacious room which can also be utilised as a dining room, playroom or home office.

On the upper level, the landing has storage cupboard and hatch to the attic. The master bedroom is of a good size with fitted wardrobe and en-suite shower-room. Two further bedrooms both with fitted cupboards with hanging space. The family bathroom is fitted with a three piece white suite, electric shower over the bath and glazed shower screen.

Ample storage throughout.

The property benefits from gas central heating and double glazing throughout.

Outside

To the front is a chipped and slabbed parking space, lawn and chipped area. The rear south facing enclosed garden has been fully landscaped with there being timber decks, chips, a slabbed patio and artificial grass.

Area

Cox Gardens is situated in a residential area to the North of the City. The surrounding area is well served by regular bus service which offers transport to various parts of the City and beyond. Local shops and services are also found nearby together with Schools at Primary and Secondary levels.



3 Cox Gardens, Dundee, DD3 9GZ

Directions

Travelling north up Strathmartine Road turn left into Cox Gardens and number 3 is the second property on the left.

Viewing

To view contact the Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07823 558167.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	15' x 13'
Dining Kitchen	17'1" x 7'2"
Conservatory	9'9" x 9'11"
Cloakroom	5'3" x 2'11"
4 th Bedroom	17'11" x 8'9"
Master Bedroom	11'4" x 8'11"
En Suite	5'11" x 3'11"
Bedroom 2	10'7" x 9'11"
Bedroom 3	8'6" x 7'3"
Bathroom	6'7" x 5'4"



3 Cox Gardens, Dundee, DD3 9GZ



MML Law

DUNDEE CITY | ANGUS | FIFE

3 Cox Gardens, Dundee, DD3 9GZ



DUNDEE CITY | ANGUS | FIFE

3 Cox Gardens, Dundee, DD3 9GZ

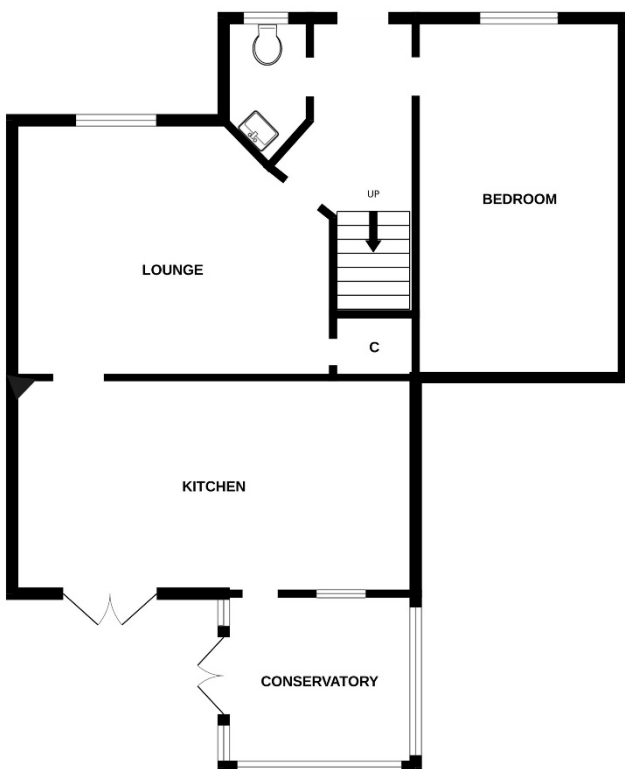


MML Law

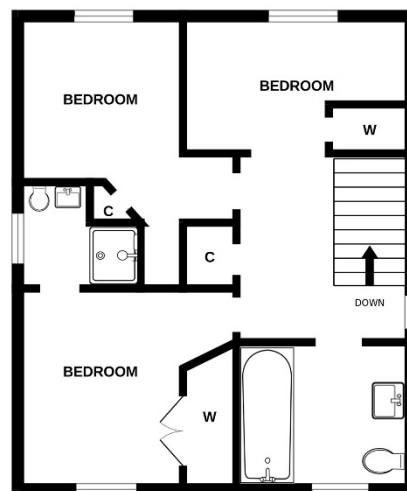
DUNDEE CITY | ANGUS | FIFE

3 Cox Gardens, Dundee, DD3 9GZ

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.
Made with Metropix ©2025





MML Law

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk
DUNDEE CITY | ANGUS | FIFE