




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

18 Troon Avenue

DUNDEE, DD2 3FP



THE PROPERTY

18 TROON AVENUE

Spacious Detached Villa with Versatile Living, Conservatory Dining & Garage. A flexible family home in a highly sought-after residential setting. Homes offering this level of space, flexibility and family-focused layout in such a well-connected location seldom become available.

This well-proportioned detached villa delivers adaptable living across two levels, combining generous reception space, a versatile layout and excellent outdoor potential, ideal for modern family life. With the added benefit of a garage, private gardens and no onward chain, this is a home designed for both immediate comfort and long-term practicality.

AT A GLANCE

- Detached villa in a popular residential location
- Flexible layout with up to four bedrooms
- Spacious lounge plus separate dining room/bedroom 4
- Modern kitchen leading to conservatory dining space
- Guest cloakroom (WC) on ground floor
- Three upper bedrooms, including principal en-suite
- Family bathroom
- Private front and rear gardens
- Garage and driveway







THE LIFESTYLE, SPACE THAT ADAPTS TO YOU

Designed with flexibility in mind, this home allows buyers to tailor the space to suit their needs.

The main lounge offers a comfortable and well-proportioned setting for everyday living, while the additional reception room on the ground floor can function equally well as a formal dining room, fourth bedroom, home office or playroom, a key feature for modern buyers seeking adaptable space.

The kitchen connects seamlessly to a conservatory, creating a bright and inviting dining area overlooking the garden, ideal for both relaxed family meals and entertaining.

GROUND FLOOR, PRACTICAL & SOCIABLE LIVING

- Spacious lounge with excellent natural light
- Versatile second reception room/bedroom 4
- Modern fitted kitchen
- Conservatory providing a dedicated dining space
- Guest cloakroom with WC and wash hand basin

This layout supports both day-to-day family life and hosting, with clear separation between living and dining zones.





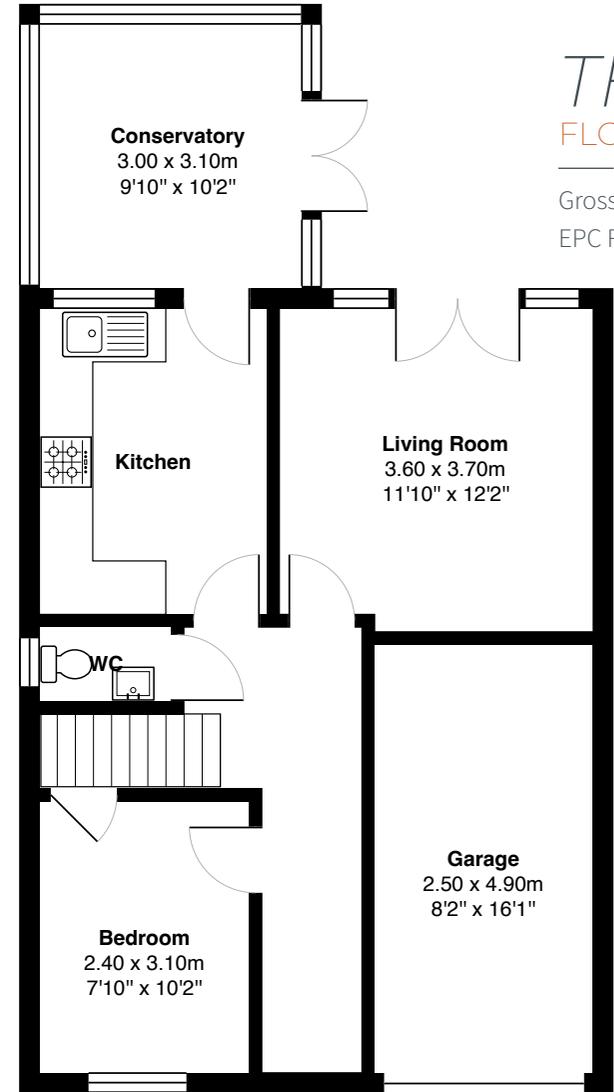
FIRST FLOOR, COMFORTABLE FAMILY ACCOMMODATION

The upper level provides three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering privacy and convenience. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families or visiting guests.









THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Gross internal floor area (m²): 91m²
EPC Rating: C

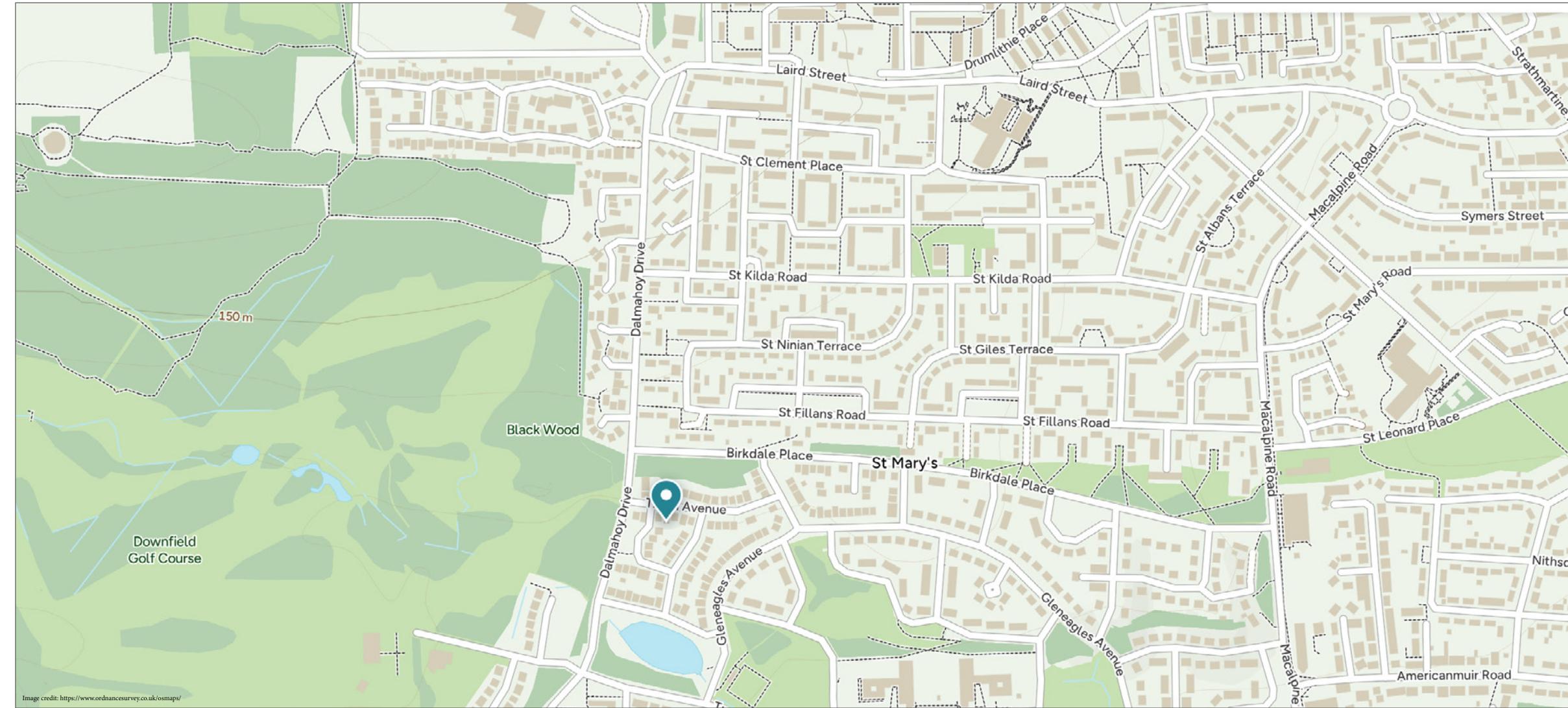
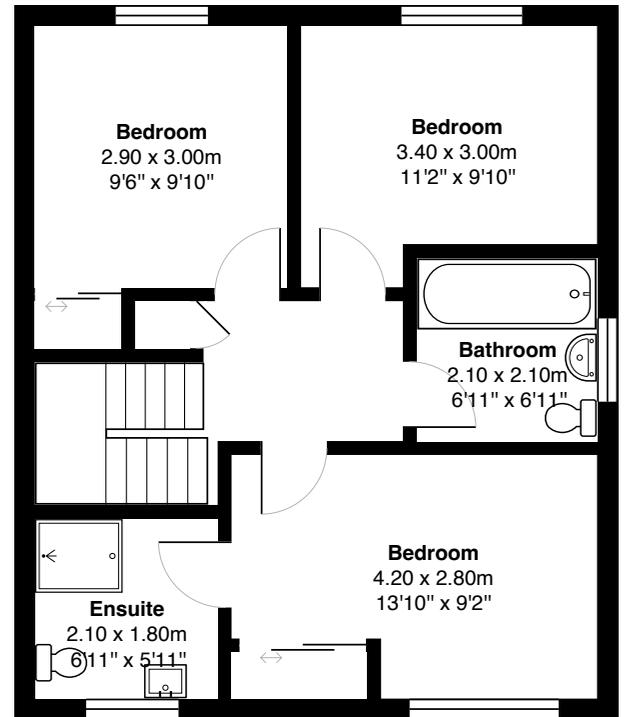


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



OUTDOOR SPACE, ROOM TO ENJOY & POTENTIAL TO ENHANCE

Externally, the property offers a balanced outdoor setup. To the front, a garden enhances kerb appeal, while the rear garden provides a private space for relaxing, entertaining or family use. The inclusion of a garage and driveway adds valuable storage and secure parking, a key requirement for many buyers in this area.

A SMART MOVE FOR GROWING FAMILIES

This is a home that delivers where it matters most, space, flexibility, location and future potential. With the ability to adapt rooms to suit changing needs, it appeals to families, professionals working from home, and buyers seeking long-term versatility. Properties of this type, in this location, with this level of flexibility are consistently in demand.





THE LOCATION

DUNDEE

Situated within a highly regarded residential area to the west of Dundee, this property benefits from excellent access to schooling, amenities and major commuter routes. The area is particularly popular with families due to its strong school catchment, including Tayview Primary School and Harris Academy, both well-regarded locally. For further education and employment, the property is ideally positioned for access to Ninewells Hospital, one of the region's largest employers, as well as University of Dundee and Abertay University. A wide range of shopping and leisure facilities are available nearby, including supermarkets, local convenience stores and larger retail offerings at Kingsway West Retail Park.

Excellent transport links are a key feature of this location, with quick access to the Kingsway dual carriageway providing direct routes across the city and connecting to the A90 for travel to Perth, Aberdeen and beyond. Regular public transport services also operate nearby, offering convenient access to Dundee city centre. This combination of strong schooling, major employment access and transport connectivity makes the area one of the most consistently sought-after in the city.






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 2120
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer