

# 9 Chevaliers Pend

DUNDEE, DD4 9RH



*Beautifully presented four-bedroom semi-detached villa, excellent family layout in a sought-after Dundee location*



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Beautifully presented semi-detached villa with four bedrooms, a garage, and wraparound garden space, offering presentation and practical family living in one of Dundee's well-established residential settings. Buyers looking in this price range are prioritising space, condition and layout that works without compromise. Homes that combine four bedrooms, modern presentation and strong ground-floor flow are consistently in demand, particularly within well-connected areas of Dundee. This semi-detached villa delivers a carefully balanced layout, generous proportions and a level of finish that allows a buyer to move in and immediately enjoy the space.

The property presents with a welcoming front porch forming a practical vestibule, setting the tone for a home that has been thoughtfully maintained and well organised throughout. Internally, the layout is designed around usability, storage and clear separation of living space, all of which are key decision drivers at this level of the market.

## THE LOUNGE



The lounge is generously proportioned, offering flexibility for both seating and dining, a feature that consistently performs well with families and buyers who entertain. Patio doors open directly to the garden, creating a natural extension of the living space and allowing light to flow through the room.

# THE KITCHEN



The kitchen is modern in finish and well-arranged, providing ample storage and workspace. This connects effectively to a utility room of notable size, a feature that is increasingly sought after and rarely found with such proportions in comparable homes. A ground-floor cloakroom with toilet and wash hand basin adds everyday practicality, particularly for family living and hosting.

The ground floor layout offers a strong sense of flow, moving from the vestibule into the main living space, through to the kitchen and utility area, and out towards the garden. This is a layout that supports daily routines with ease while maintaining clear functional zones.



# THE UTILITY & WC





Upstairs, the property provides four bedrooms, three of which include built-in storage, supporting a clean and uncluttered living environment. The principal bedroom benefits from its own en-suite shower room, offering privacy and convenience. The family shower room is fitted with a full-length walk-in enclosure, delivering a modern and practical solution suited to both families and visiting guests.

## THE SHOWER ROOM



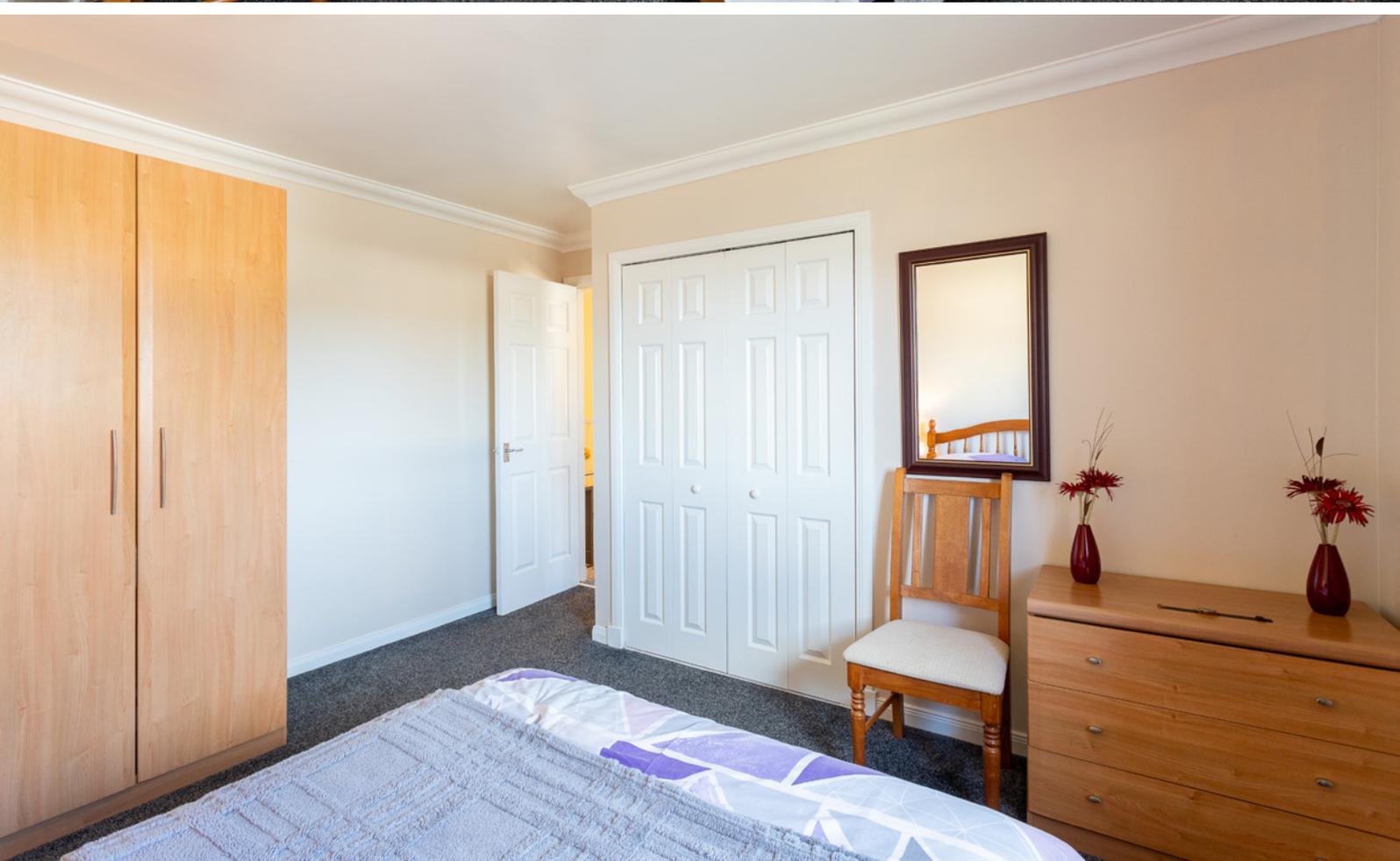
# BEDROOM 1



The principal bedroom benefits from its own en-suite shower room, offering privacy and convenience



# BEDROOM 2



# BEDROOMS 3 & 4



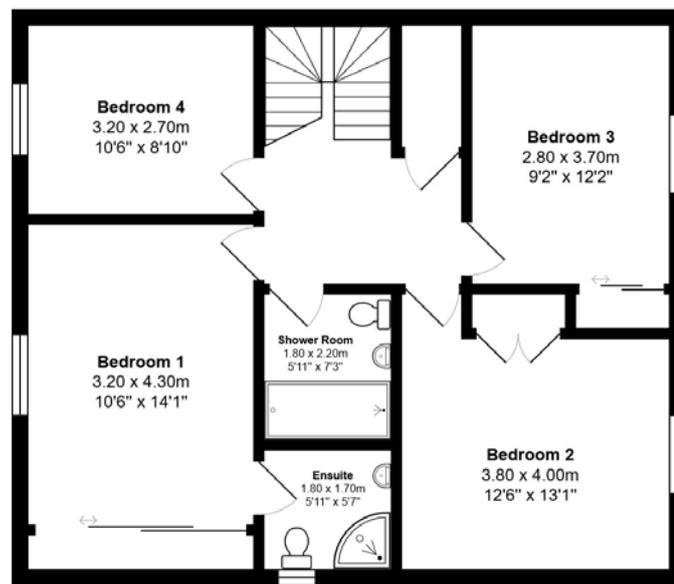
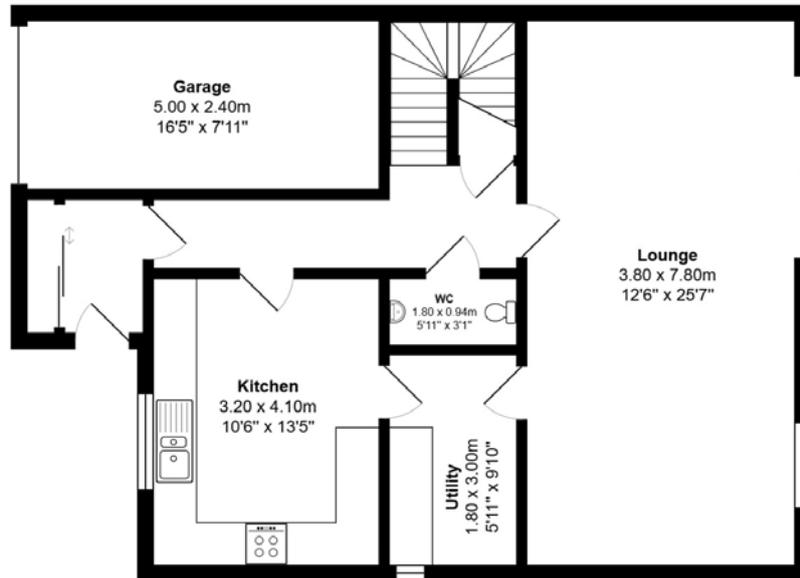
Externally, the property benefits from a garden that wraps around the home, offering a combination of usable outdoor space and flexibility for seating, play or further landscaping. This configuration is particularly appealing to buyers seeking more than a standard rear garden. The inclusion of a garage adds secure storage and parking, reinforcing the home's practicality.

At this level of the Dundee market, buyers are actively comparing internal space, storage, outdoor provision and overall condition. This property performs strongly across all of these areas, making it a compelling option for those seeking a home that meets both immediate and longer-term needs. Homes with this balance of four-bedroom accommodation, modern presentation and functional layout are not always readily available. Viewing is recommended to fully understand how the space can work for your lifestyle.

# EXTERNALS

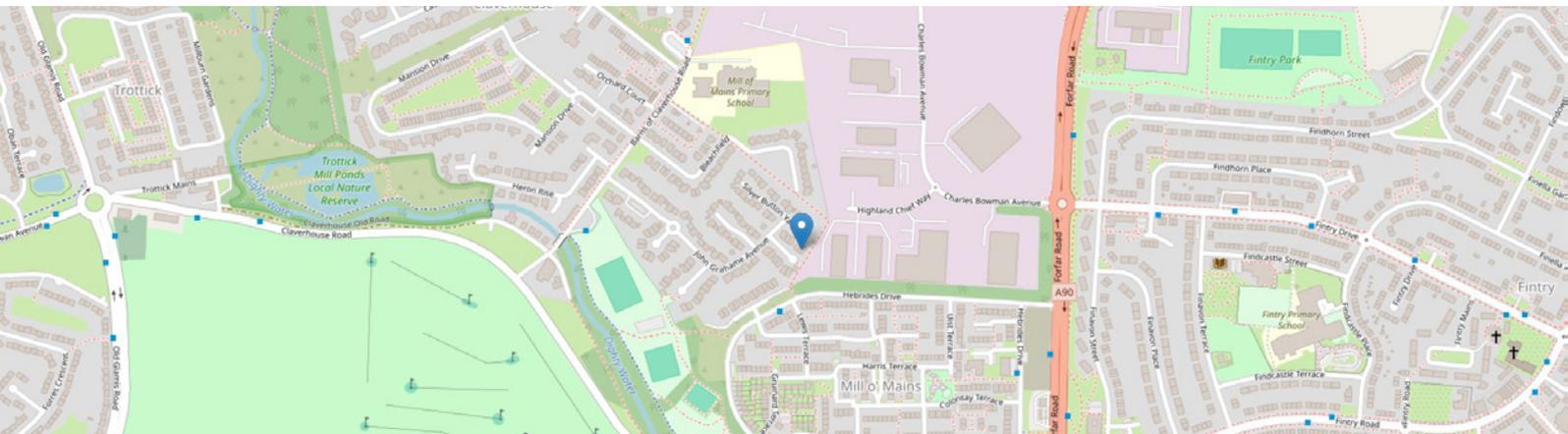


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated within a well-established and popular residential area to the east of Dundee, the property benefits from convenient access to schooling, amenities and key commuter routes. The area is served by Ballumbie Primary School and Craigie High School, both well regarded locally and are a strong factor for family buyers.





For daily shopping, residents are within easy reach of supermarkets and retail options, including The Stack Retail Park, along with a range of local convenience stores. The location offers straightforward access to Kingsway, providing efficient connections across the city and linking to the A90 for commuting north and south. Public transport services operate nearby, offering access to the city centre and surrounding districts.

Major employers and institutions, including Ninewells Hospital, University of Dundee and Abertay University, are all accessible within commuting distance. This combination of schooling, accessibility and local amenities continues to support strong buyer demand in the area.



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