

# 7 Rannochmoor Gardens

DUNDEE, ANGUS, DD3 9SJ



*THREE-BEDROOM SEMI WITH DRIVE  
AND ENCLOSED GARDEN*



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McEwan Fraser Legal is delighted to offer a potential part exchange. Please ask us how we can make your next home move easy. This beautifully presented three-bedroom semi-detached home offers modern comfort, practical living space, and a standout feature rarely found in similar properties, air conditioning units installed in two of the bedrooms, ideal for home working, tech use, or maintaining a comfortable temperature year-round.

Set with a private driveway to the side and an enclosed, low-maintenance rear garden, this property is perfectly suited to families, professionals, or downsizers seeking a move-in-ready home with minimal upkeep.

Internally, the accommodation is fresh and neutrally decorated throughout, with modern flooring creating a bright and cohesive feel. The spacious lounge is a true highlight, featuring French doors that open directly onto the rear garden, ideal for entertaining or enjoying natural light throughout the day.

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The contemporary dining kitchen is well-equipped with modern units, a plumbed water dispenser, and generous workspace. It offers excellent storage and plenty of room for everyday family dining. A convenient guest cloakroom on the ground floor provides a WC and wash hand basin.





Upstairs, there are three bedrooms, two generous doubles (both benefiting from air conditioning in the principal rooms) and a well-proportioned single bedroom, ideal as a nursery, home office, or dressing room. The accommodation is completed by a stylish walk-in shower room.

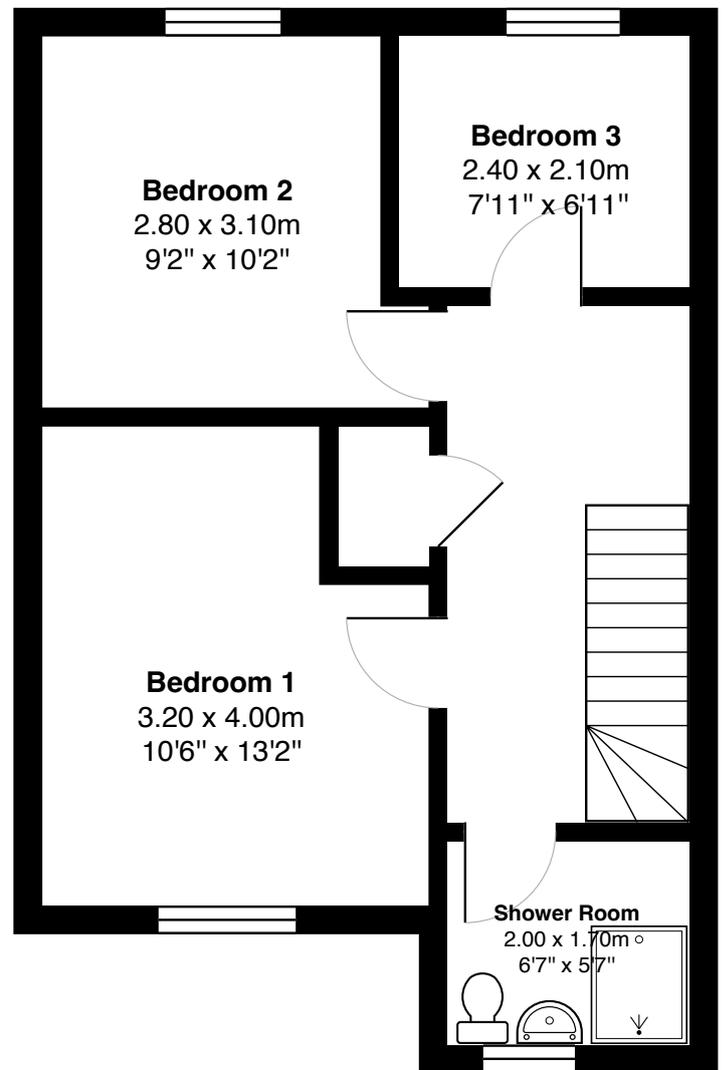
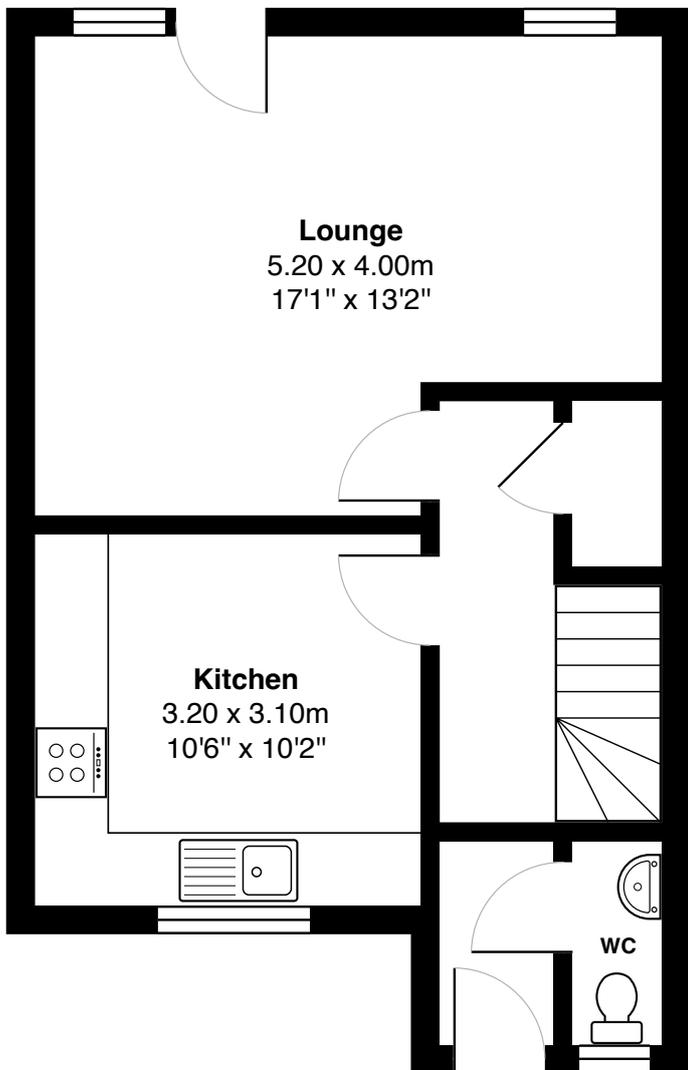




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

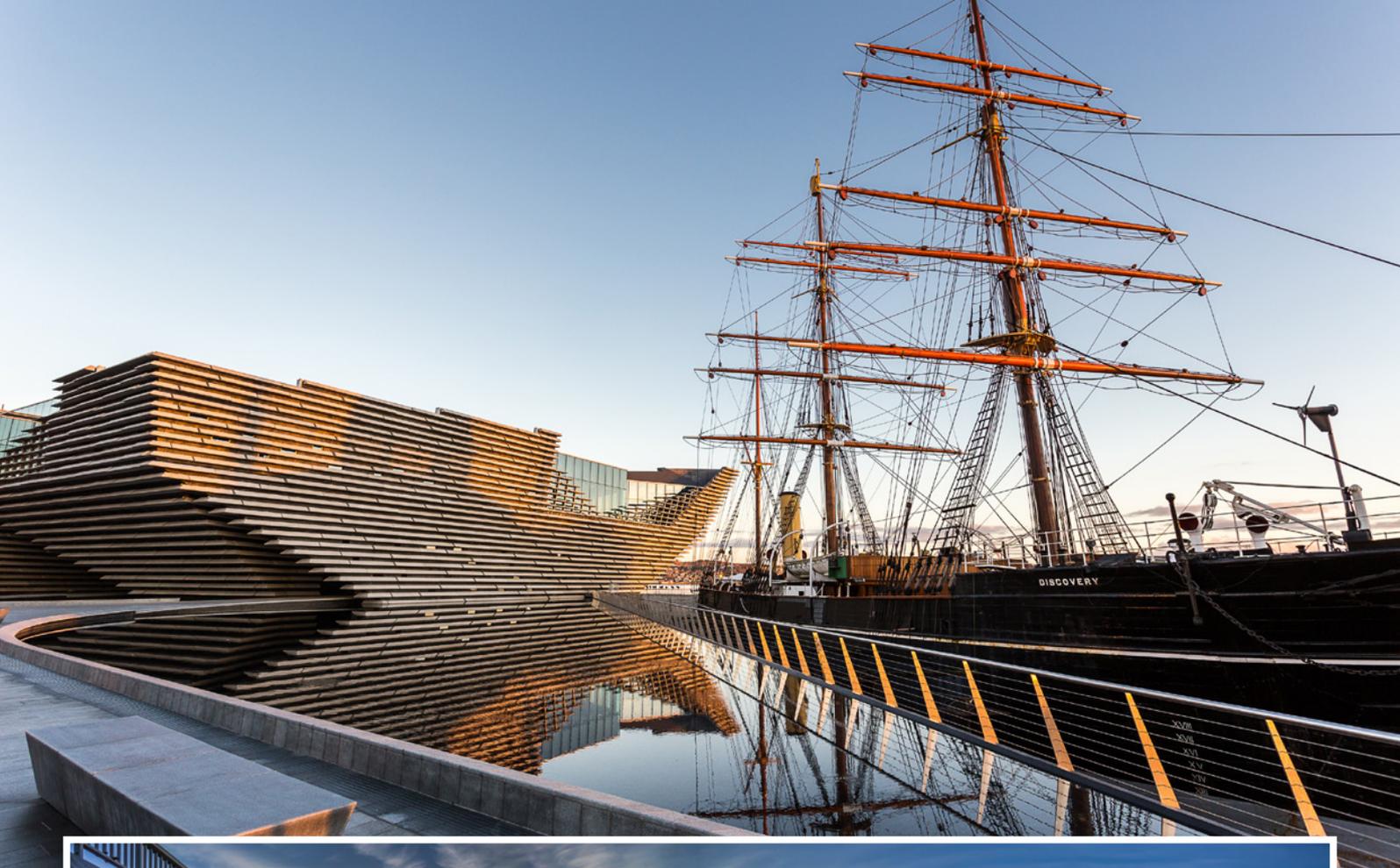
EPC Rating: C

## Floor Plan



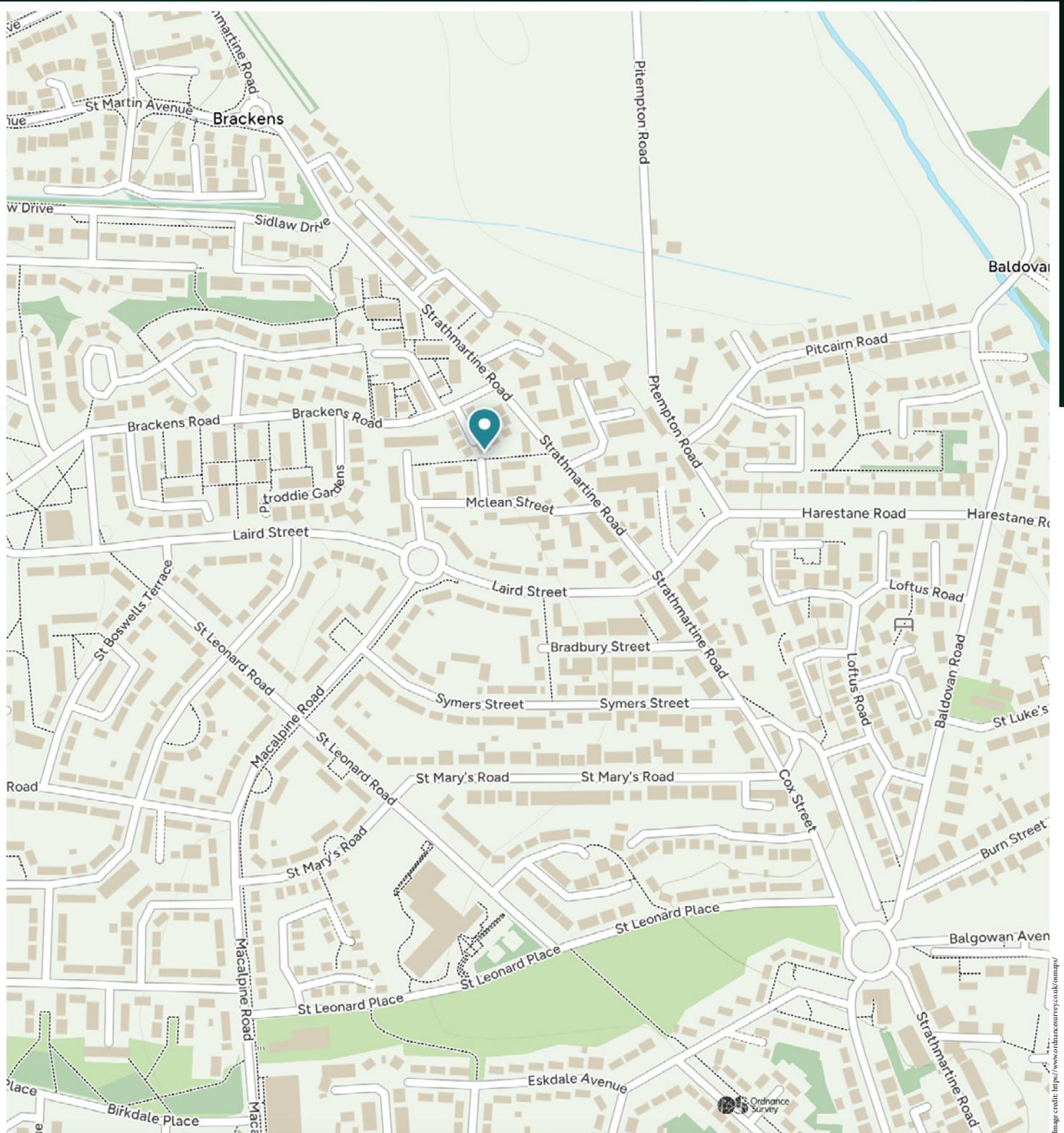
The enclosed rear garden offers great privacy, featuring an area of artificial grass and decking. The hot tub is included in the sale. This property is offered to the market with no onward chain, allowing for a smooth and efficient purchase process.





Situated in a popular residential area to the north of Dundee, this property benefits from excellent local amenities and strong transport connections. The area is well served by reputable schooling including Downfield Primary School and Craigowl Primary School, with secondary education provided at Baldrigon Academy. For daily shopping, residents have convenient access to local convenience stores, larger supermarkets including Tesco Extra at Kingsway, and retail facilities at The Stack Retail Park. The property is well positioned for commuter routes with easy access to the Kingsway dual carriageway, providing direct links across the city and towards the A90 for Perth and Aberdeen. Regular bus services operate nearby, offering straightforward access to Dundee city centre, Ninewells Hospital, and University of Dundee. Green spaces and recreational facilities are also within easy reach, making this a well-balanced location for families and professionals alike.

## The Location



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