





City Quay, Tay Rail Bridge, Seabraes Bridge/Dundee Waterfront and Seabraes Lemmings



DUNDEE

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills. Modern Dundee is known as the City of Discovery, a vibrant city with a rich history.

Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

20 BROWNHILL STREET

McEwan Fraser Legal is delighted to present this two double bedroom end of terraced house situated in Charleston. The property is in walk-in condition and the owners have secured a new property to move too. The end of the terraced house showcases views to the front over the open land. The property is close by to local amenities including schools, shops and has excellent bus routes close by. Inside, the property comprises of:

- Fully equipped modern kitchen with space for appliances and access outside
- Spacious living/dining area with patio French doors to the garden
- Two double bedrooms which include ample storage space and some built-in bedroom furniture
- Modern three-piece shower room with electric shower
- Loft space with storage
- Large rear garden on two tiers with sheds and offering a low maintenance option
- Most furniture and appliances can be bought by separate negotiation

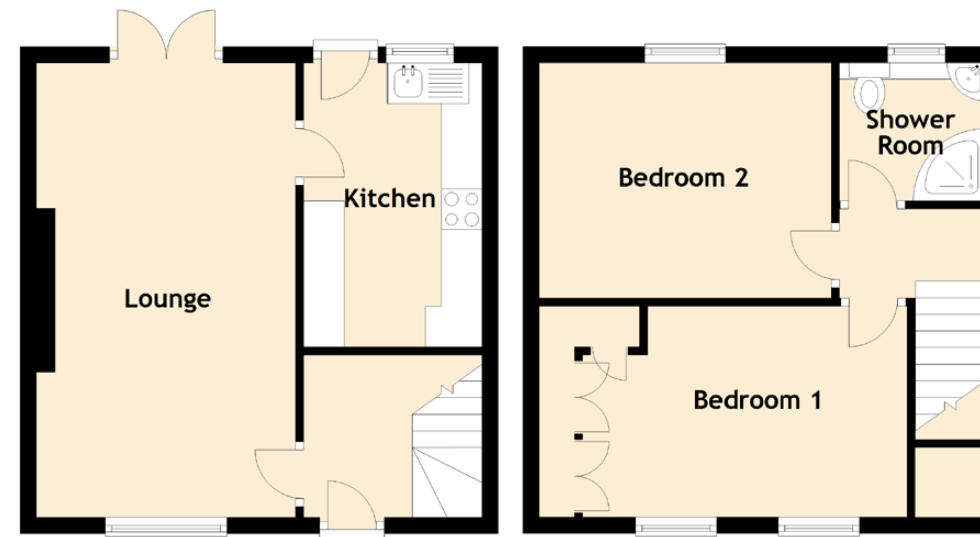
In addition to this, the property includes front and rear gardens, on-street parking for two vehicles, and access to the rear from the front garden. This is a good opportunity to acquire this great family home which would be an ideal investment opportunity or first time purchase in a fantastic location.



“THE END OF THE TERRACED HOUSE SHOWCASES VIEWS TO THE FRONT OVER THE OPEN LAND”



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 2.20m (7'3")
Bedroom 1	4.00m (13'1") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Shower Room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 61m² | EPC Rating: D

Extras (Included in the sale): Included in the sale are the floor coverings, blinds, light fittings, cooker and shed. All other furniture and appliances can be bought by separate negotiation.

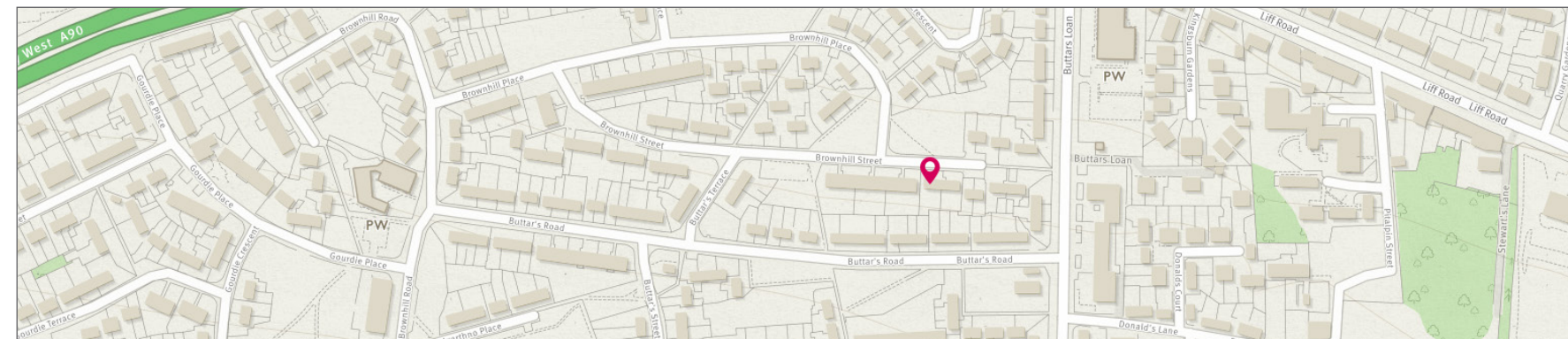


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