

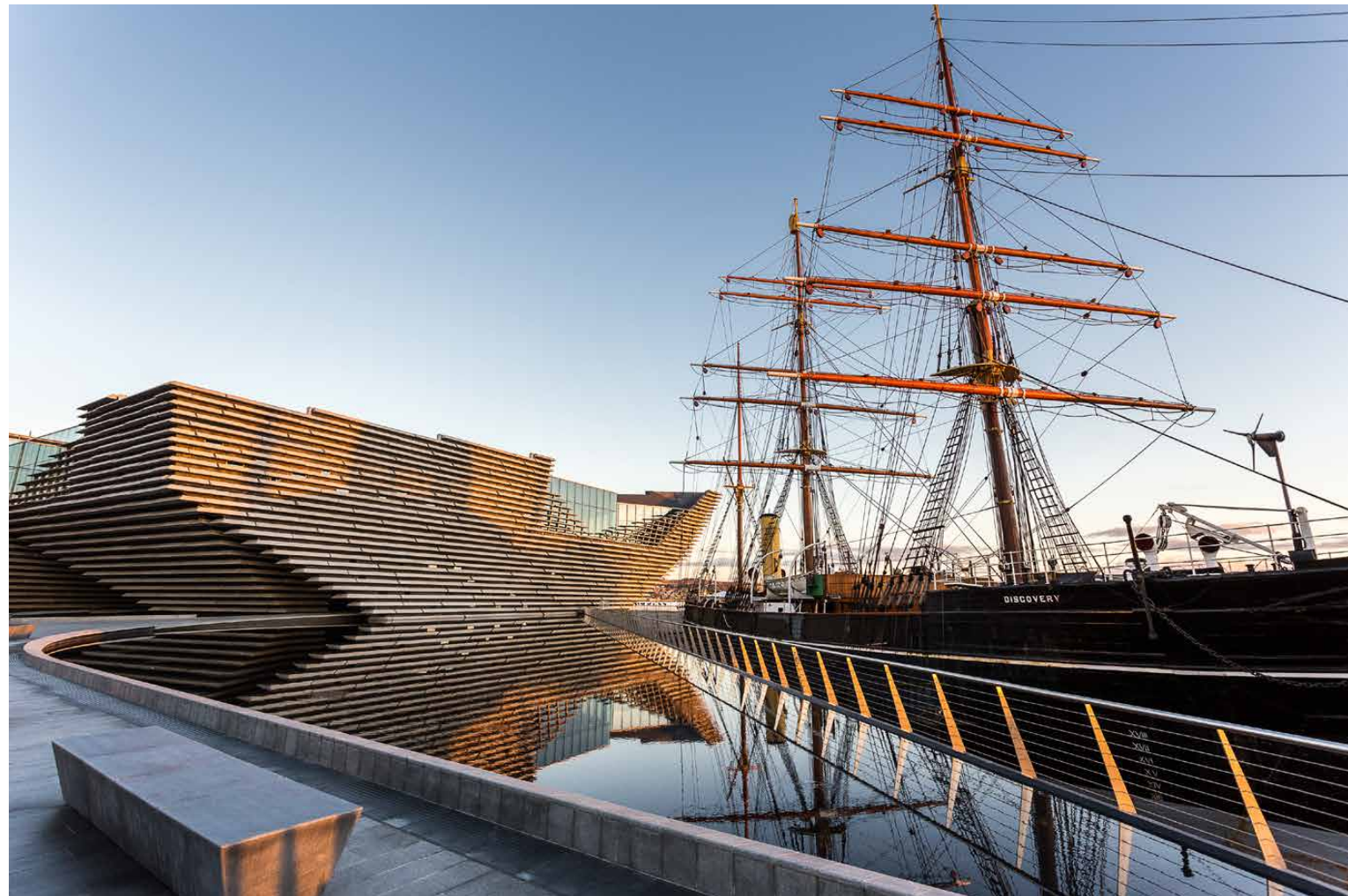


Dundee

ANGUS, DD3 7BF

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.



14 Hillbank Gardens

DUNDEE, ANGUS, DD3 7BF

McEwan Fraser Legal is delighted to present this 3 bedroom house in Dundee. The property is in good condition with a modern bathroom and kitchen which have been upgraded. This semi-detached house is situated in a quiet cul-de-sac location with close proximity to the local amenities and access to the city centre.

Inside, the property comprises of:

- Fully equipped kitchen/breakfast room with modern units
- Spacious living/dining area with patio doors to the rear garden
- 3 bedrooms, two of them have fitted wardrobes
- Family bathroom with three-piece suite and cloakroom downstairs

In addition to this, the property includes double glazing throughout, private driveway offering off-street parking for 2 vehicles and a secluded rear garden. This is a rare opportunity to acquire a modern and sizeable family home in a central location.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.40m (17'9") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 3.00m (9'10")
WC	1.80m (5'11") x 1.00m (3'3")

First Floor

Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 88m² | EPC Rating: C

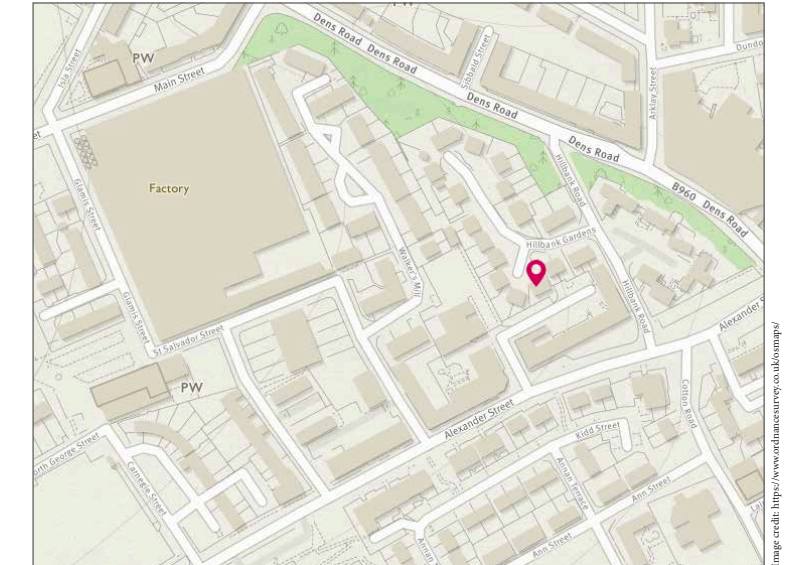


Image credit: <https://www.danceaurey.co.uk/maps/>

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