



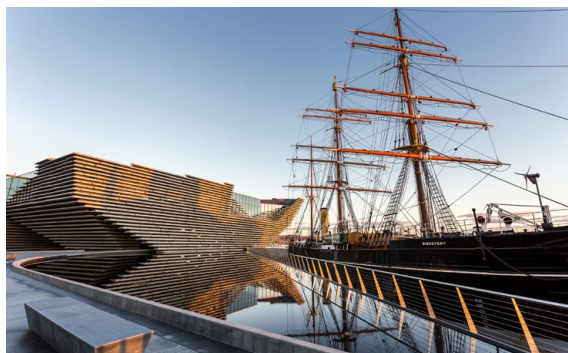
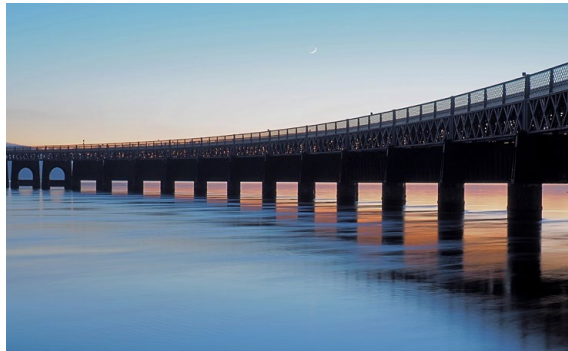
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

1 Lawside Road

DUNDEE, ANGUS, DD3 6BP



THE LOCATION

Dundee, Angus

This home is situated a 7-minute drive into the city centre. Dudhope Park and Dundee Law are readily accessible. Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which is currently undergoing regeneration at the waterfront to include the new Victoria and Albert Museum, a Malmaison Hotel and the upgraded harbour area. Captain Scott’s ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour. Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching hospital of its kind in Europe, are both easily accessible.





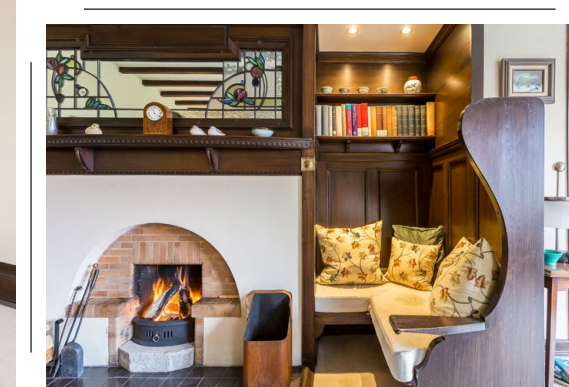
1 LAWSIDE ROAD

Dundee, Angus, DD3 6BP

McEwan Fraser Legal is delighted to present to the market this handsome four-bedroom Arts and Crafts Villa. Originally called a cottage, this exciting home has been lovingly restored to glory with a hand-crafted kitchen and inglenook fireplace. Even the service bells are operational. This home offers elegant proportions with period features. Situated in a sought-after residential area, the property enjoys a secluded position with excellent access to the city.

The main door opens to a vestibule and a semi-glazed door gives access to the hall. Stained glass windows feature here. The drawing room is resplendent with panelling and a panelled inglenook beside the fireplace. With a triple aspect, the room is light and airy and the inglenook is a superb spot to curl up with your favourite book.

In the dining room, a bay window holds center court and soaks up wonderful views over the front garden. The astragal windows nod to the period but if you can draw your attention away from the window and look to the ceiling your eyes will feast upon the intricacies of the period cornice, simply stunning, and if that is not enough for you, the fireplace and alcove will surely please.



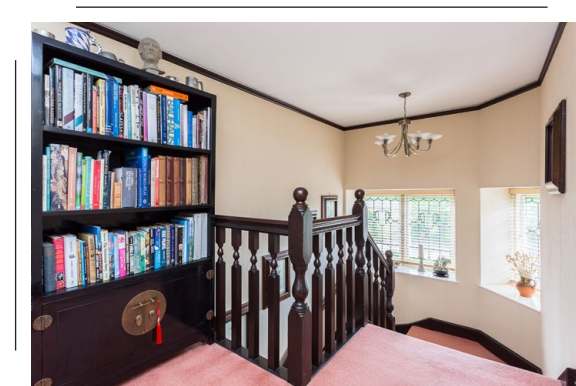
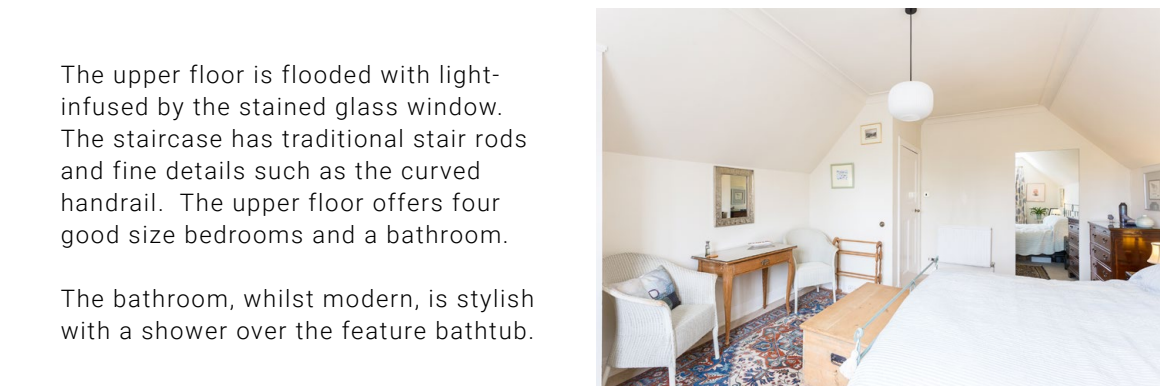


The kitchen has been recreated to imitate what would have been the original layout whilst using top-quality materials (new electric AGA fitted 2021) to create a luxurious, modern, feel. A door from the kitchen reveals a Snug, or study area and a guest cloakroom with a toilet and wash hand basin.

The utility room is the perfect place to store domestic life away from the living space.

A modern conservatory has been added to the back door and creating additional living space.





The upper floor is flooded with light-infused by the stained glass window. The staircase has traditional stair rods and fine details such as the curved handrail. The upper floor offers four good size bedrooms and a bathroom.

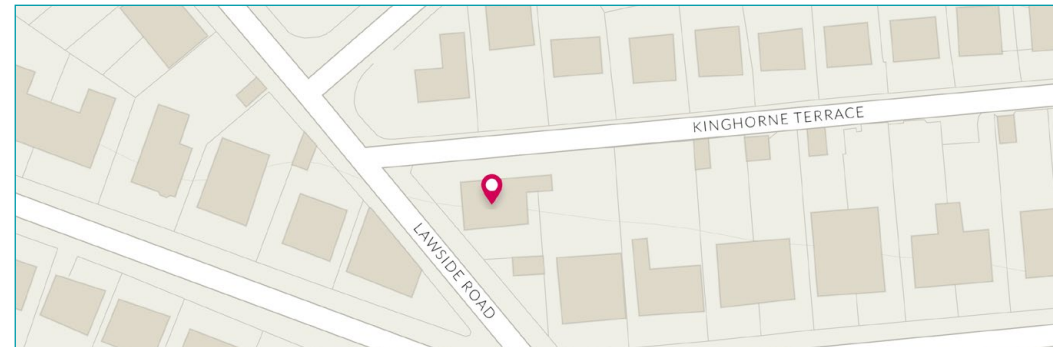
The bathroom, whilst modern, is stylish with a shower over the feature bathtub.



Externally there is a garden to the front and an enclosed garden to the rear with new gates having been commissioned recently. The gardens are well stocked to offer year-round interest. There is a garage and drive. This home can be summed up in one adjective? Exciting!



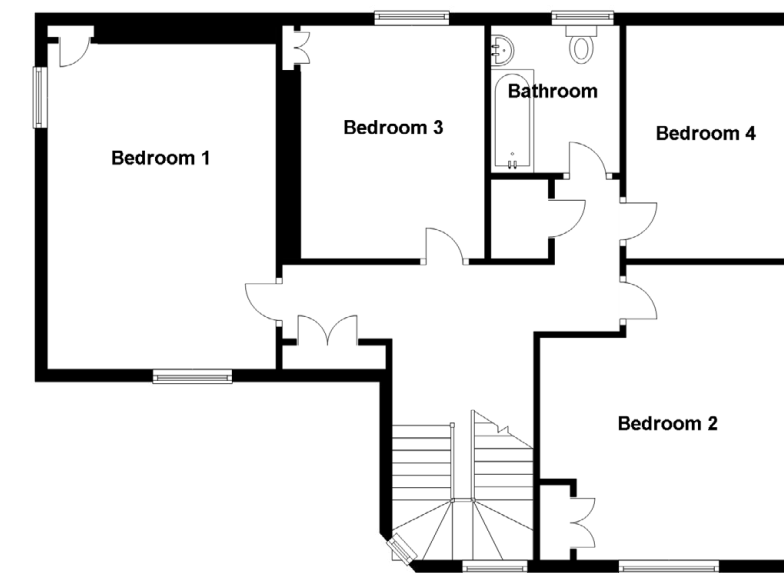
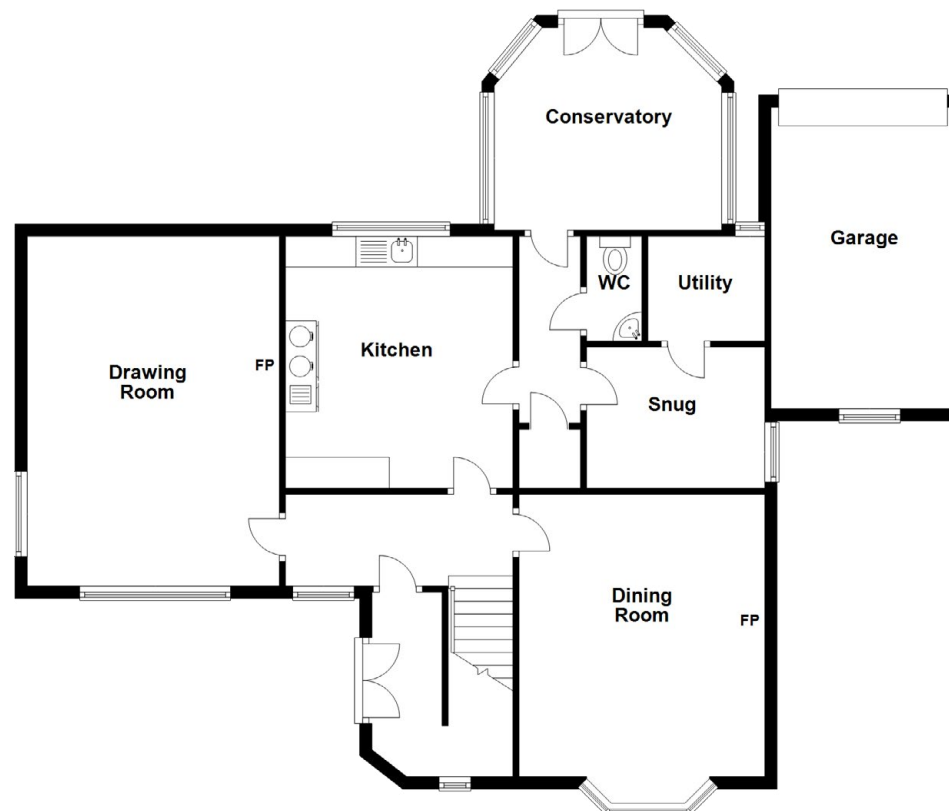
Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



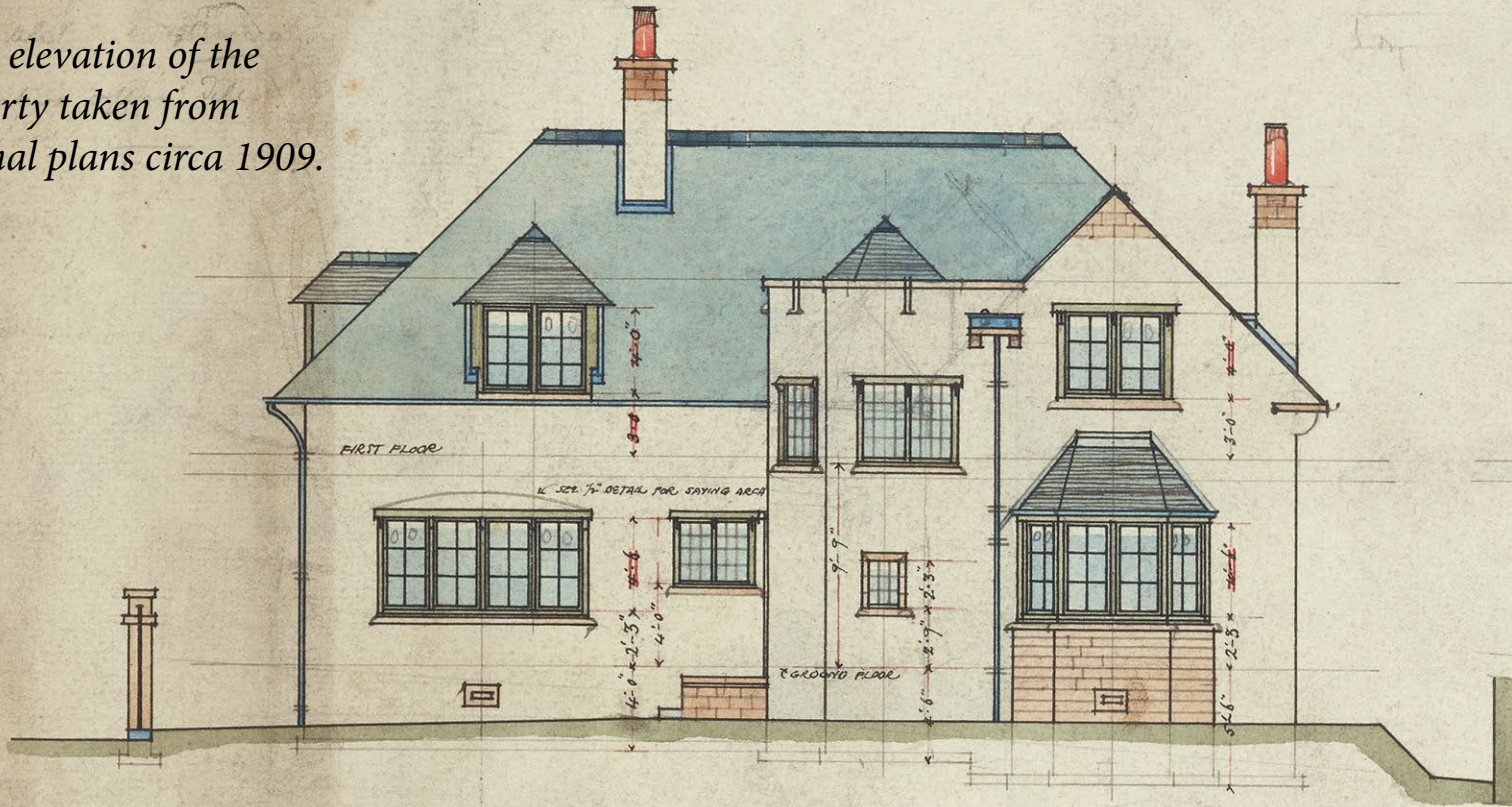
*Approximate Dimensions
(Taken from the widest point)*

Drawing Room	5.70m (18'8") x 4.10m (13'6")
Dining Room	4.60m (15'1") x 4.00m (13'2")
Kitchen	4.10m (13'5") x 3.70m (12'2")
Conservatory	3.70m (12'2") x 3.30m (10'10")
Snug	3.00m (9'10") x 2.30m (7'7")
Utility	1.90m (6'3") x 1.70m (5'7")
WC	1.70m (5'7") x 0.90m (2'11")
Garage	4.90m (16'1") x 2.99m (9'10")
Bedroom 1	5.10m (16'9") x 3.80m (12'6")
Bedroom 2	4.80m (15'9") x 4.10m (13'5")
Bedroom 3	3.80m (12'5") x 3.30m (10'10")
Bedroom 4	3.80m (12'5") x 2.70m (8'10")
Bathroom	2.40m (7'11") x 2.10m (6'11")

Gross internal floor area (m²): 187m²
EPC Rating: D



Front elevation of the property taken from original plans circa 1909.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
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