



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**64 Clement Park Place**

DUNDEE, DD2 3JN





# THE LOCATION

## DUNDEE

Clerment Park Place is located in a well-established and sought-after residential area of Dundee and within good proximity to both Ninewells and Royal Victoria Hospital. The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and 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.

The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre. 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, it is home to the biomedical and technological industries and The Victoria & Albert Dundee museum. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.







# 64 CLEMENT PARK PLACE

*DUNDEE*

Part exchange is available please ask for details. McEwan Fraser Legal is excited to bring to the market this elegant 4-bedroom home. Erected in 2019, this home benefits from approximately 6 years remaining NHBC warranty.

The house is built over three floors with plenty of stunning features not usually associated with a new build property. The spacious 142 square metres provide a light-filled home that exudes quality. On the ground floor of this impressive home, there is a spacious open-plan family room/diner/kitchen, utility room, guest cloakroom with toilet and an entrance hallway. The carpeted staircase rises to the first floor and offers three bedrooms and the family bathroom before rising again to the master bedroom with an en-suite shower room and an elegantly proportioned lounge with a wrap-around balcony.

The approach to the property is from the mono-bloc drive with off-road parking for two cars. There is an enclosed garden to the side and back. Overall, this home exudes a sense of calm and elegant comfort.







*BEDROOMS, BATHROOM, EN-SUITE & WC*



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	8.40m (27'7") x 3.71m (12'2")
Utility	2.10m (6'11") x 1.60m (5'3")
WC	1.80m (5'11") x 1.40m (4'7")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.70m (12'2") x 3.30m (10'10")
Bedroom 4	3.40m (11'2") x 2.31m (7'7")
Bathroom	2.80m (9'2") x 2.00m (6'7")
Lounge	5.21m (17'1") x 4.20m (13'9")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
En-suite	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup>  
EPC Rating: C

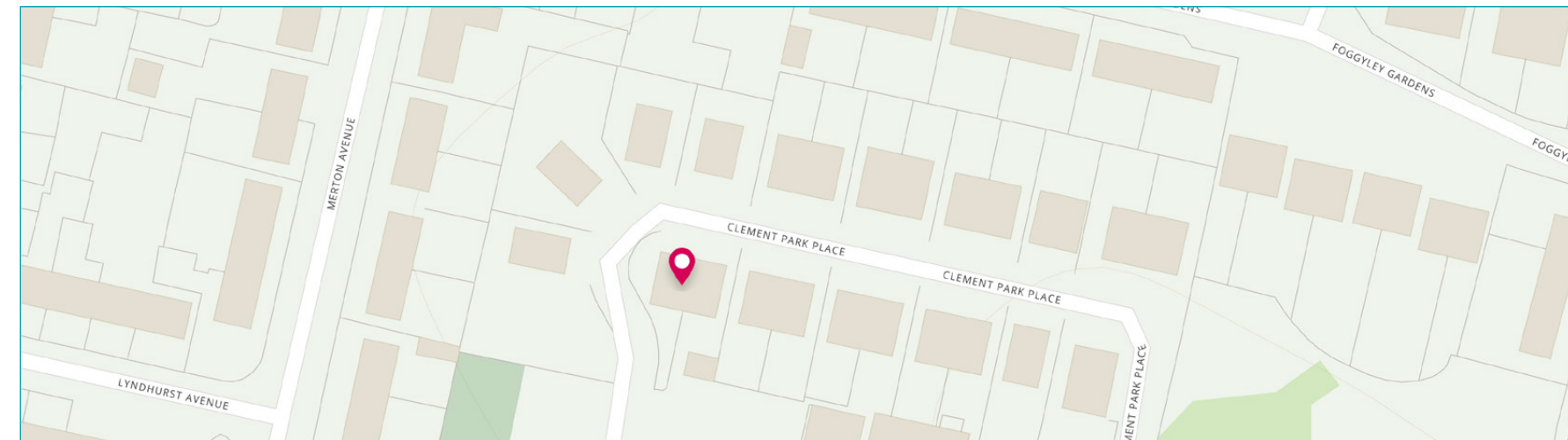


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>





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