

# 9 Clarence Road

DUNDEE, DD4 7HP



*Detached Bungalow with two bedrooms and only five minutes from the heart of Broughty Ferry*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to offer to the market this superb two-bedroom detached and extended Bungalow. If you have been searching for your “forever home”, we have found it right here for you. The spacious accommodation offers flexible living space with multiple permutations for use.

# THE LOUNGE



The welcoming vestibule has a fifteen-pane glass panel door to the hall. The reception hall is the opening chapter of this home and sets the scene with a tranquil and calm feel that unfolds with each room. The living space flows into elegant proportions and welcoming rooms. The lounge is beautifully presented, flooded with natural daylight and finished with a modern contemporary colour scheme. A bay window adds to the features of this home.

# THE KITCHEN/DINER



The kitchen is open-plan to the dining room and family room. Large sliding doors open to the deck and there is more than ample space for sofas and a dining table. The kitchen offers a swathe of white cabinets and a large island with a hob and breakfast bar. The fridge freezer is integrated and a tall unit houses the microwave and oven.







Two bedrooms offer calm resting areas and the tiled shower room is modern and stylish with vanity storage and a shower cubicle.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



Externally, a pressed concrete drive, which is long enough for several cars or a motorhome, offers a clean and polished approach to the house. The garage sits at the end of the drive. The garden to the front is neatly landscaped with a manicured lawn and mature flower and shrub beds. The garden to the rear is a delightful mix of gravel and lawn and a deck with a glazed balustrade. This stunning home is not in a chain so be quick.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



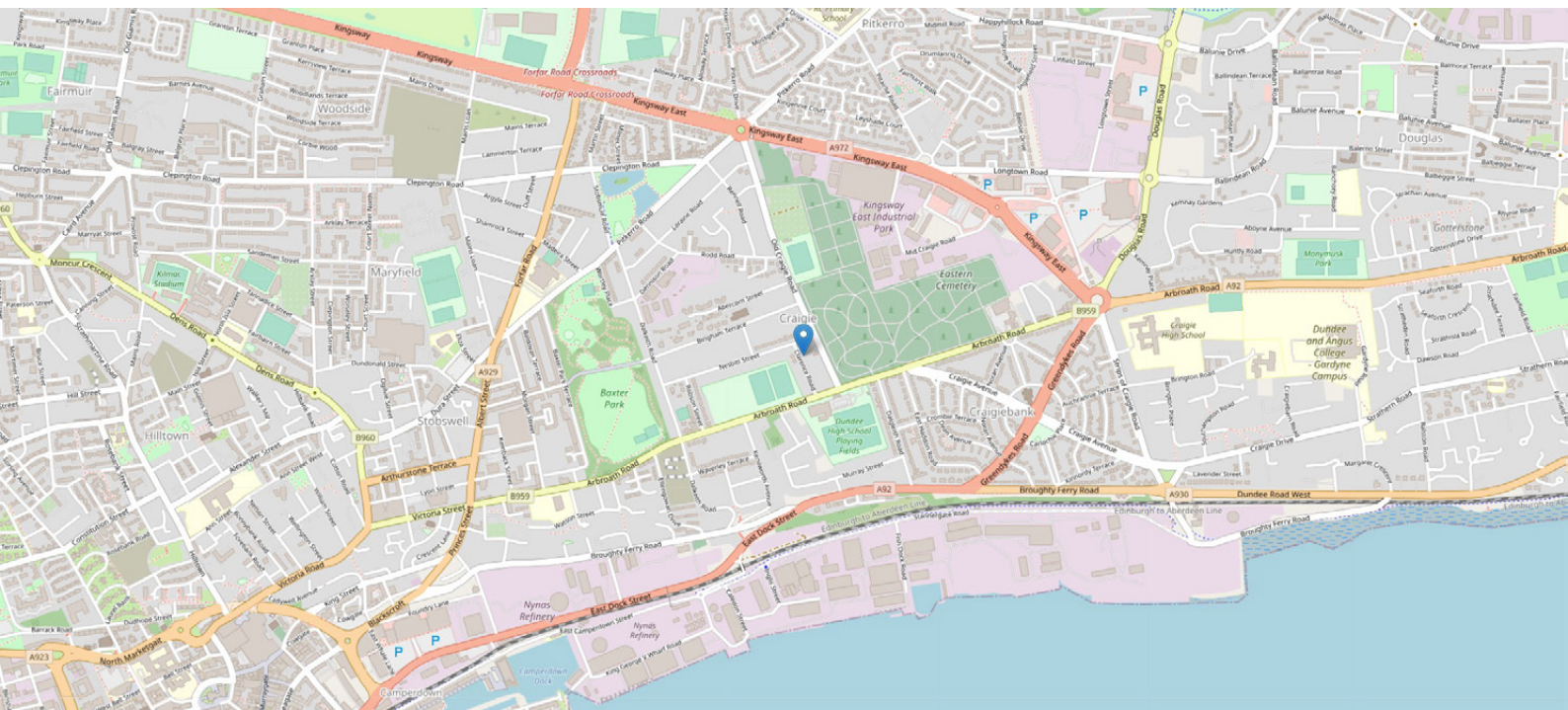
Approximate Dimensions (Taken from the widest point)

Lounge 4.80m (15'9") x 4.30m (14'1")  
 Kitchen/Diner 8.50m (27'11") x 4.00m (13'1")  
 Bedroom 1 3.90m (12'10") x 3.60m (11'10")

Bedroom 2  
 Shower Room

3.90m (12'10") x 3.00m (9'10")  
 1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

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.

The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee Airport offers commuting opportunities and, of course, the rail station provides national links. Ninewells teaching hospital is some eleven minutes away and the heart of the desirable Broughty Ferry is a five-minute drive.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**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.