




McEwan Fraser Legal

Solicitors & Estate Agents

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48 Lochinver Crescent

DUNDEE, DD2 4TY

Dundee

DD2 4TY

The subjects are situated within an established residential location to the north-west of Dundee City, which is ideally situated for the University, Airport, Ninewells Hospital and Dundee Technology Park.

It's also well placed for accessing the A92, which leads to Perth, Edinburgh and Glasgow. The City Centre is only a short five-minute journey by car. The immediate vicinity is well served by a variety of shops as well as schools, both primary and secondary level.



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Situated within this exclusive location in the highly sought-after area of Dundee's West End, is this **extended**, three-bedroom, semi-detached bungalow, all on one level. It is offered to the market in good condition and was built to an exacting standard around 1980, creating a fabulous family home, which is both flexible and adaptable. Once inside, discerning purchasers will be greeted with a highly functional home.

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within well-maintained gardens, which have been designed for ease of maintenance and to also enjoy the outlook. This provides a private and safe environment for children and/or pets. The property can be accessed via a private driveway, offering off-road parking.

The front elevation of the property belies the accommodation internally, which comprises: Welcoming reception hall with a storage cupboard. Immediately impressive lounge, with a picture window to the front aspect, which floods the room with natural light. The open-plan kitchen/diner has a range of floor and wall units and further benefits from space for a freestanding cooker, upright fridge/freezer and a washing machine. Access can be gained from here into the extended dining room which has ample space for a table and chairs for more informal dining and entertaining with friends and family and this zone is sure to become the very 'heart' of the home. Patio doors open from here to outside.

There are three, well-proportioned bedrooms. The master benefits from fitted wardrobes and all have space for additional free standing furniture if required. The third bedroom could be used as anything you want it to be, a hot office space, hobby room or a permanent bedroom. A family bathroom completes the impressive accommodation.

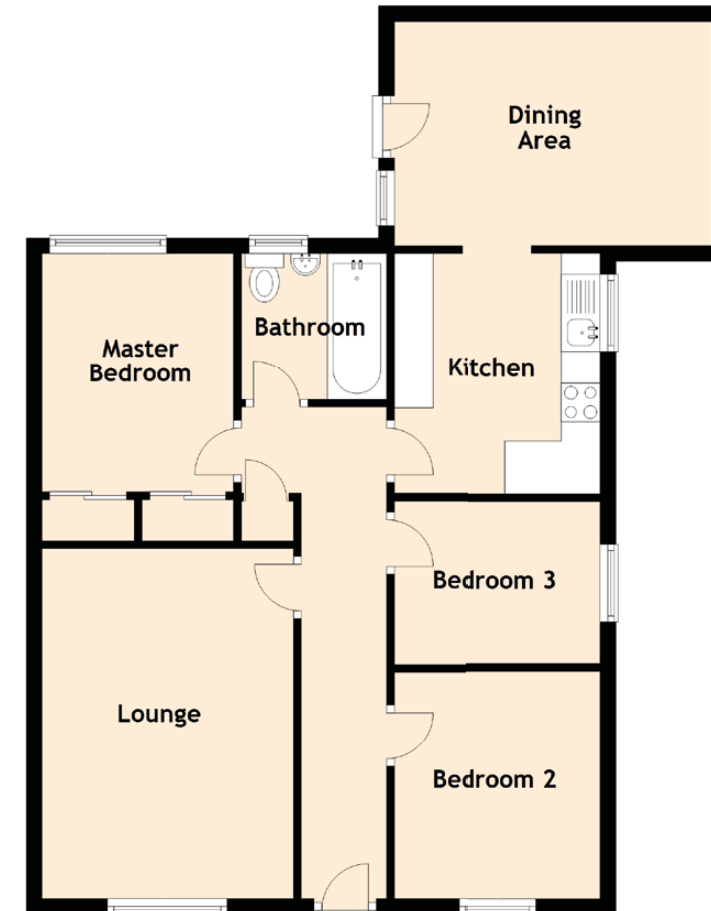
The specifications of this family home also include (casement) double glazing and gas central heating for additional comfort and convenience.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.51m (14'10") x 3.24m (10'8")
Kitchen	3.10m (10'2") x 2.66m (8'9")
Dining Area	4.10m (13'5") x 2.89m (9'6")
Master Bedroom	3.08m (10'1") x 2.47m (8'1")
Bedroom 2	2.92m (9'7") x 2.66m (8'9")
Bedroom 3	2.66m (8'9") x 2.10m (6'11")
Bathroom	1.89m (6'2") x 1.87m (6'2")

Gross internal floor area (m²): 70m² | EPC Rating: D

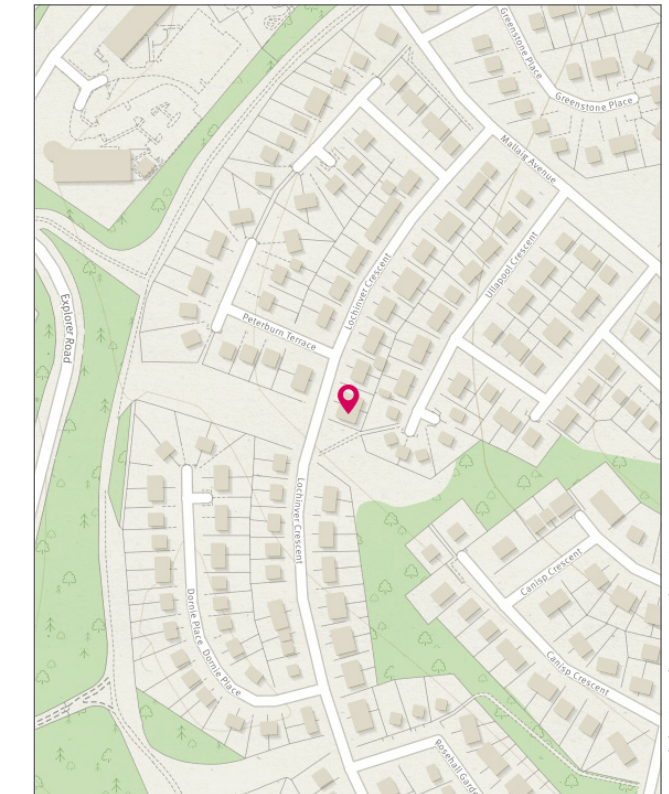


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