




McEwan Fraser Legal

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DUNDEE, ANGUS, DD4 9DF



7 GRAHAM COURT - DUNDEE

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 fifteen minutes away. Ninewells is a highly rated hospital with some of the world’s leading researchers and facilities. Dundee is Scotland’s fourth largest city.

Glasgow lies ninety miles to the west, Edinburgh sixty miles to the south, and Aberdeen sixty-seven miles to the north. Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College.

On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video

game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.

Part exchange is available. McEwan Fraser Legal is delighted to offer to the market this spacious three bedroom end terraced villa. If you have been searching for a home to add your mark to we have found it right here for you.

On the ground floor, the living space flows with family life into elegant proportions and welcoming rooms. The lounge opens to the Dining kitchen where all family magic begins. The lounge has sufficient space for a dining table and is situated off the kitchen making entertaining a pleasure. The lounge is comfortable and of good proportions with a feature fireplace to anchor the room. The dining kitchen creates a wonderful sense of space. On the upper floor are three bedrooms, one with built-in storage. The family bathroom offers a three-piece suite with a shower over the bath, protected by a glazed screen.

The gardens to the front and back are bordered by wooden fencing with a lawn area to the front and a deck area at the back. Also included is a garage in a block of garages detached from the house and in need of repair. Be quick.

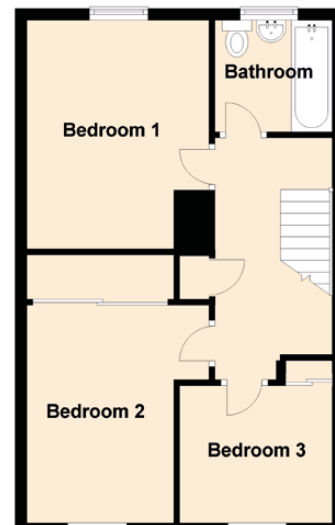
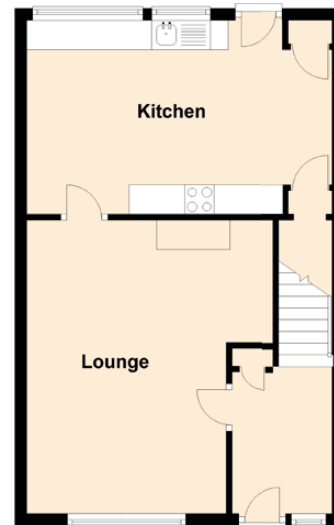
LOUNGE & KITCHEN





BEDROOMS & BATHROOMS

PROPERTY SPECIFICATIONS

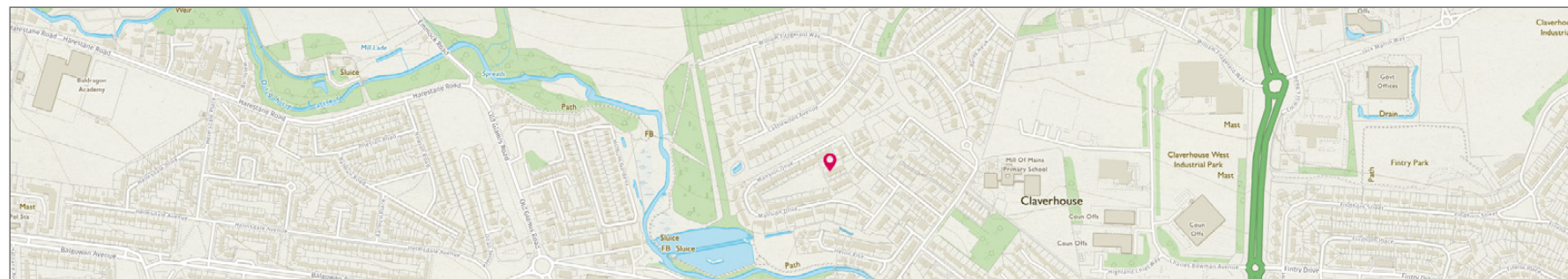


Approximate Dimensions (Taken from the widest point)

Floor	Room	Dimensions
Ground Floor	Lounge	5.00m (16'5") x 4.20m (13'9")
	Kitchen	5.10m (16'9") x 3.30m (10'10")
	Bathroom	1.90m (6'3") x 1.90m (6'3")
First Floor	Bedroom 1	3.90m (12'10") x 3.10m (10'2")
	Bedroom 2	3.70m (12'2") x 2.50m (8'2")
	Bedroom 3	2.60m (8'6") x 2.40m (7'10")
	Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²) - 86m²

EPC Rating - D





Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer

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