




McEwan Fraser Legal
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85 Traquair Gardens

DUNDEE, DD4 0TQ



Traquair Gardens sits in a popular area of Dundee with good bus service to City centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links. 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.

The city is growing and developing, with the waterfront undergoing massive development. Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee.

Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.



Part exchange is available for this gem of a Bungalow with panoramic views over open countryside and farmland. We are delighted to introduce this immaculate, well-equipped two-bedroom Bungalow that is in "move-in" condition.

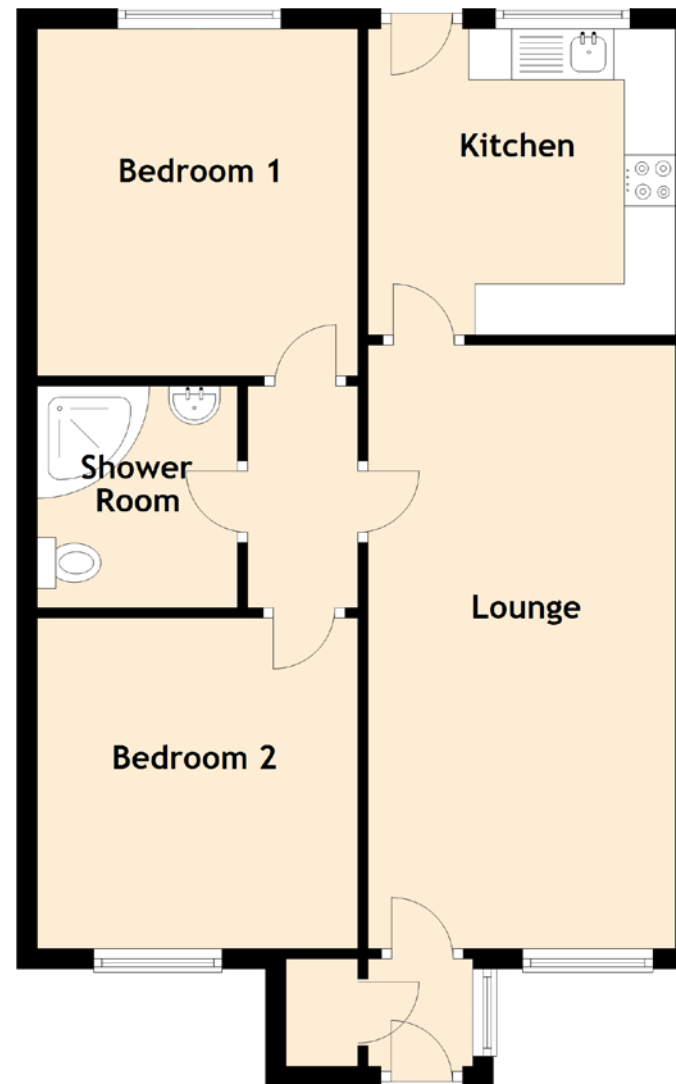
Conveniently located for all local amenities and with Ballumbie Castle golf course nearby, Traquair Gardens is a popular residential area of the city offering an excellent opportunity to live on the edge of the City with an outlook over green fields.

The Bungalow has a garden to the back and the front with parking nearby. Freshly decorated, this home is ready to walk into with two bedrooms, lounge, kitchen and shower room. The Kitchen is modern with gloss units and contemporary décor. The lounge benefits from a window to the front of the house. Contemporary laminate flooring is laid in the hall, lounge and bedrooms to create a sleek and spacious look. The shower room is modern with quadrant cubicle and vanity units. Two double bedrooms complete the accommodation.

The back garden is enclosed and slabbed for convenience and low maintenance yet provides a tranquil spot for relaxing in. Beautifully presented, this home has no onward chain.



bedrooms & showerroom

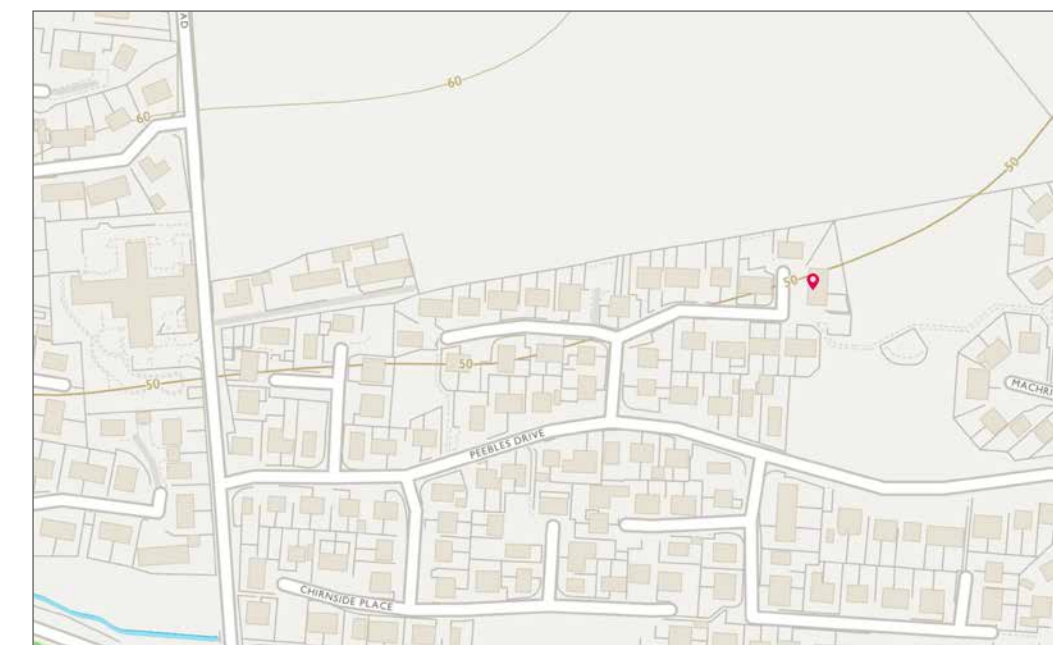


Approximate Dimensions
(Taken from the widest point)

Lounge	5.91m (19'5") x 3.01m (9'11")
Kitchen	3.00m (9'10") x 2.85m (9'4")
Bedroom 1	3.40m (11'2") x 3.14m (10'4")
Bedroom 2	3.33m (10'11") x 2.97m (9'9")
Shower Room	2.17m (7'1") x 1.96m (6'5")

Gross internal floor area (m²): 55m²

EPC Rating: C





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Part
Exchange
Available

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