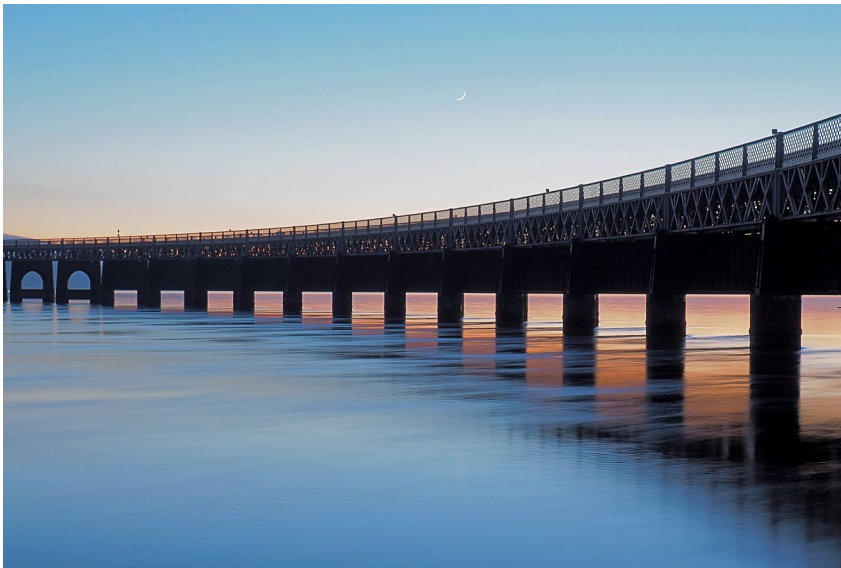





McEwan Fraser Legal
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10a Somerville Place East

DUNDEE, DD3 6JL



DUNDEE

ANGUS

Dundee 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. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

Carnoustie, with its world-famous golf course, which hosted the Open in 1999 and again in 2007, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which is currently undergoing regeneration at the waterfront. Captain Scott’s ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour. The city offers a wide range of local schooling and the renowned Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible. This home is situated an 8-minute walk into the city shopping precinct. Dudhope Park and Dundee Law are readily accessible.

10A SOMERVILLE PLACE EAST

DUNDEE

McEwan Fraser Legal is delighted to present to the market this handsome four-bedroom Period semi-detached villa. This home offers elegant proportions with period features and elegant proportions. Situated in a sought-after residential area, the property enjoys a secluded position with excellent access to the City.

Bright and elegantly proportioned rooms offer easy living space with room for entertaining. The main door opens to a vestibule and a semi-glazed door gives access to the hall from where we find a cloakroom for coats etc. The hall is 'L' shaped and features ample space for a study area. Bi-fold doors open the dining room into the hall for an open-plan feel. The lounge is resplendent in tones of grey and blue. A bay window holds centre court in the room and soaks up wonderful views over the front garden. The sash and case windows nod to the period but if you can draw your attention away from the window and look to the ceiling your eyes will feast upon the intricacies of the period cornice, simply stunning, and If that is not enough for you, the feature gas fire will surely please. The kitchen offers ample space for a galley kitchen. A door from the kitchen reveals a large utility room, the perfect place to store domestic life away from the living space.

The upper floor is flooded with light-infused by the light well at the top of the stairs and offers four good size bedrooms. The half-landing holds the family bathroom. Recently replaced, the bathroom is modern and stylish with a shower over the bathtub.







SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	4.00m (13'1") x 2.10m (6'11")
Dining Room	3.20m (10'6") x 2.70m (8'10")
Utility	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 2.20m (7'3")
Bedroom 4	3.60m (11'10") x 2.20m (7'3")
Bathroom	2.50m (8'3") x 1.90m (6'3")

Gross internal floor area (m²): 118m²
EPC Rating: F

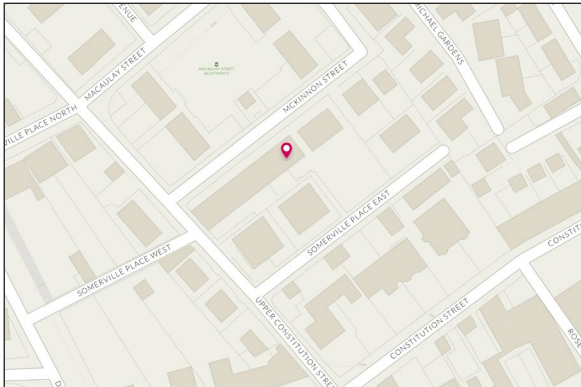
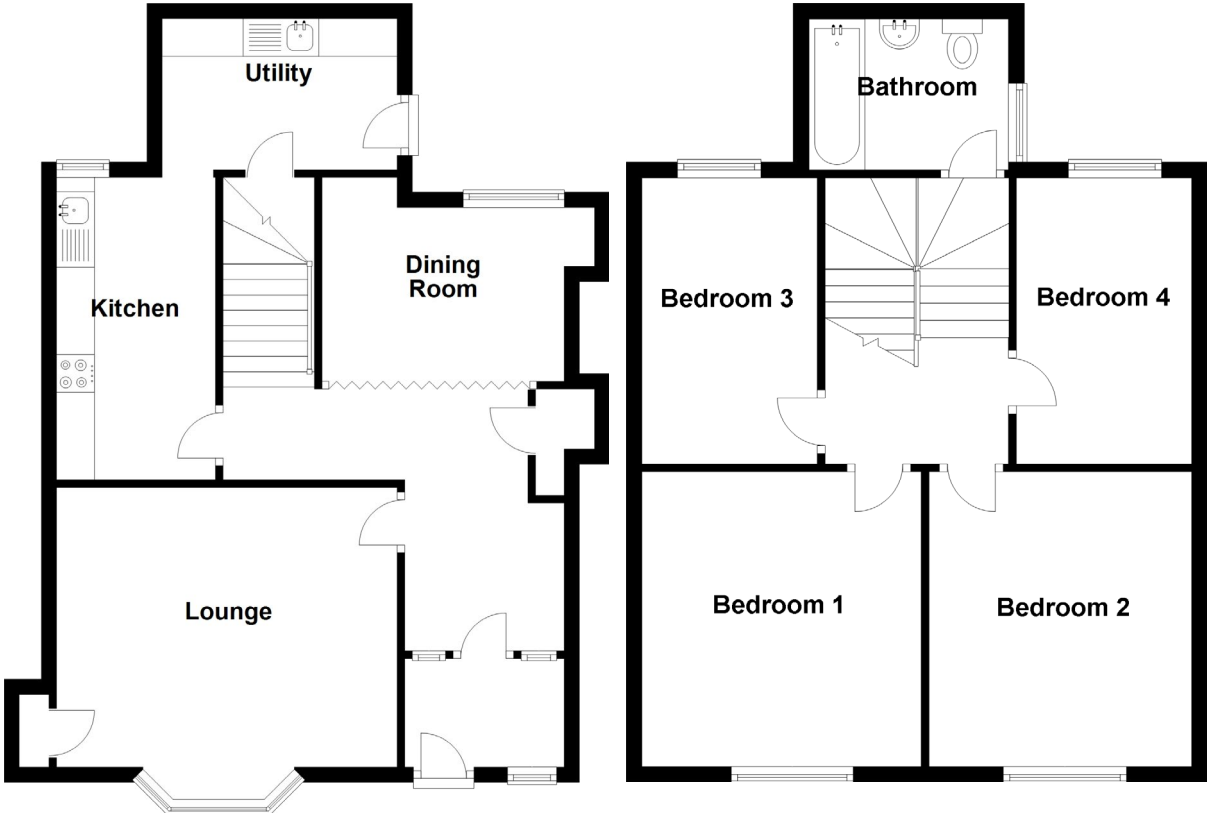


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





Externally there is a garden to the front and an enclosed garden to the rear with a shared entrance. Parking is available on McKinnon Street at the back gate and there is a garage located on West Somerville Place, offered with this home.

This home summed up in one adjective? Exciting!



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Part
Exchange
Available

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