

64 Hawick Drive

DUNDEE, DD4 0TA



*THREE BEDROOM SEMI-DETACHED VILLA
WITH LARGE DOUBLE GARAGE AND GARDENS*



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McEwan Fraser Legal is delighted to offer a potential part exchange for this home, please ask us for details. We are delighted to introduce this stunning three-bedroom semi-detached villa, boasting a double garage, offering both style and functionality in a sought-after location.

As you approach the property, you'll be captivated by its attractive exterior and spacious driveway, providing ample parking space. Stepping inside, you'll be greeted by a beautifully presented lounge, showcasing the meticulous attention to detail that runs throughout the entire home. The modern and sleek kitchen features white units and offers plenty of space for a breakfasting table, creating the perfect setting for casual dining or entertaining.

The Property



Upstairs, you'll find three well-appointed bedrooms, providing comfortable accommodation for the whole family. The smaller third bedroom is currently utilised as a dressing room but also perfect as a home office. The family bathroom completes the upper floor layout, featuring modern fixtures and fittings for added convenience.





Bedroom 2

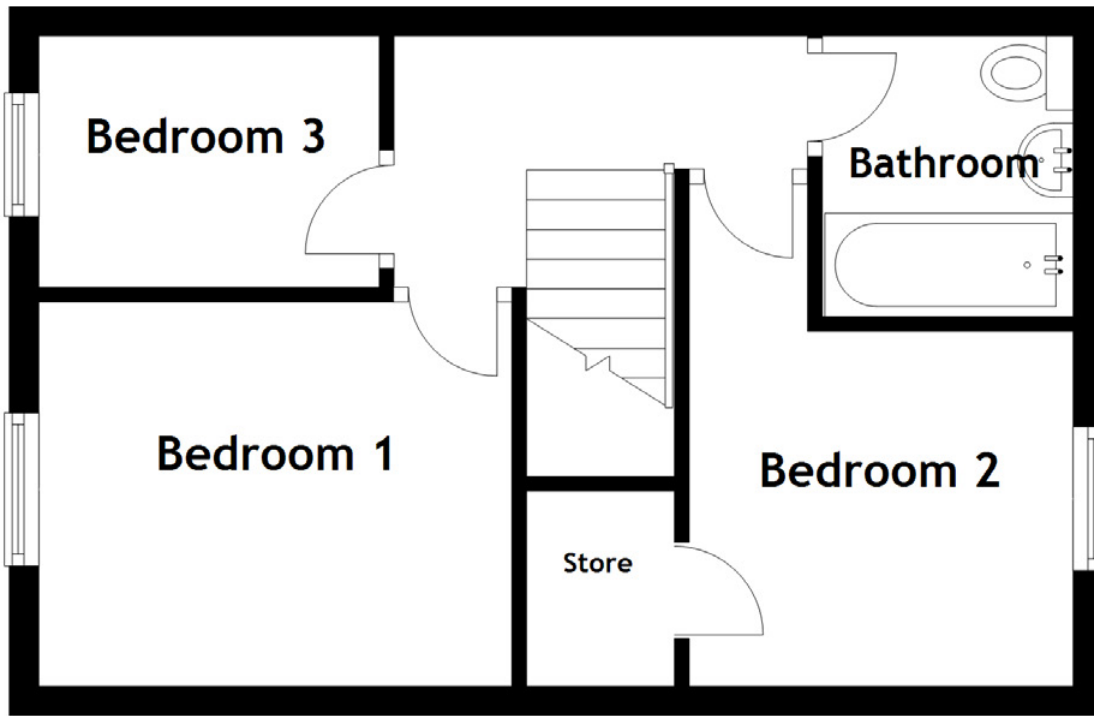




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.40m (14'5") x 2.60m (8'7")	Gross internal floor area (m ²): 61m ²	
Bedroom 1	3.20m (10'6") x 2.60m (8'6")	EPC Rating: D	
Bedroom 2	3.40m (11'2") x 2.60m (8'6")		
Bedroom 3	2.30m (7'7") x 1.70m (5'7")		



In true walk-in condition, this home is ready for you to move in and start enjoying from day one. The double garage is a wonderful addition, offering plenty of storage space for vehicles, outdoor equipment, or even as a home gym or workshop – the possibilities are endless.

This property offers space to grow into, with the added bonus of a double garage providing even



more versatility and functionality. Whether you're a growing family, a couple looking for extra space, or someone who enjoys tinkering in the garage, this home has something for everyone.

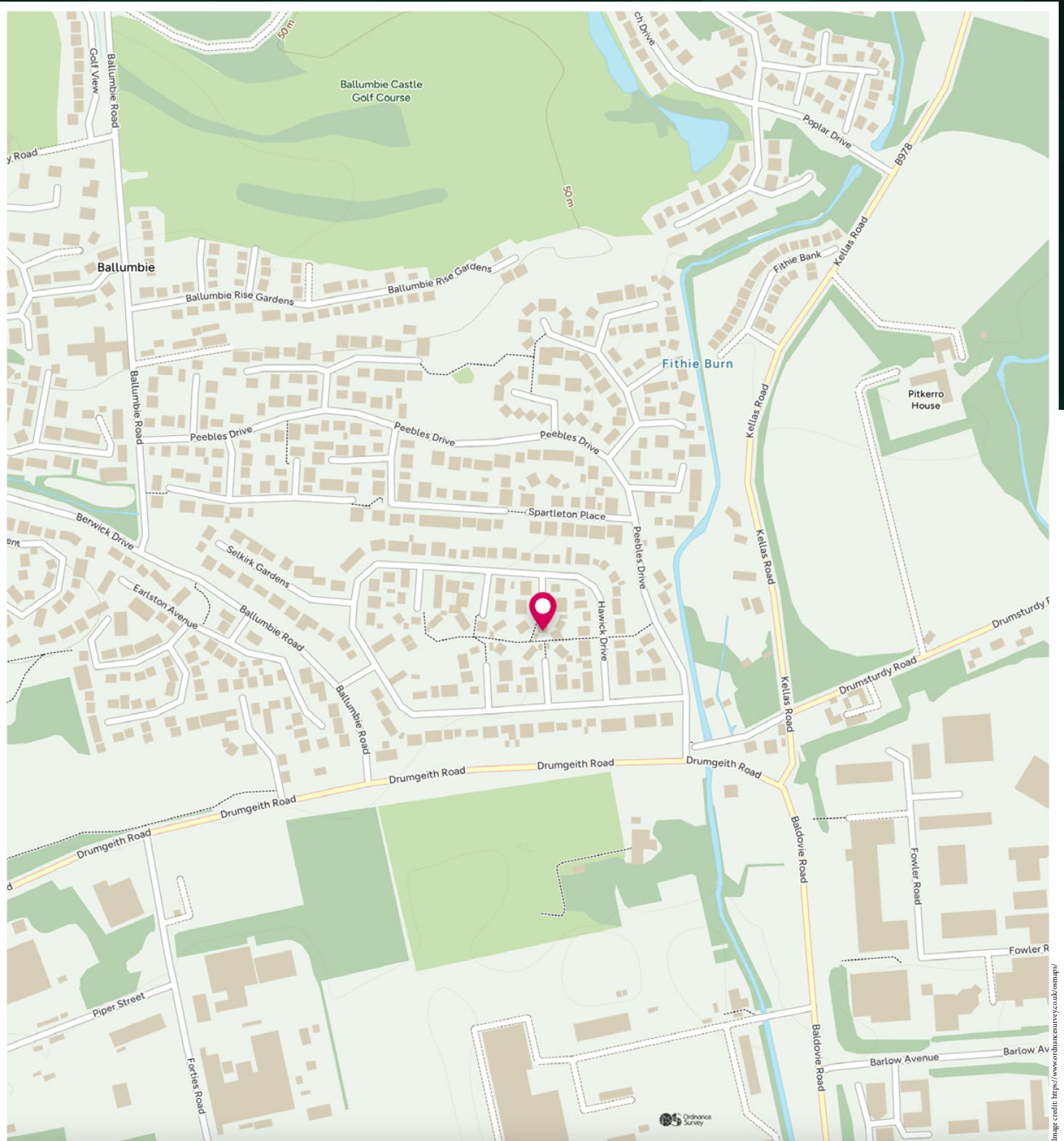
Don't miss out on the opportunity to make this fabulous semi-detached villa your own, schedule a viewing today and discover the endless possibilities that await in this wonderful home.



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. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

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.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.



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