

46 Carlochrie Place

DUNDEE, DD4 7QZ



*SPACIOUS AND WELL-MAINTAINED TWO-BEDROOM
END-TERRACED VILLA IN POPULAR RESIDENTIAL AREA*



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McEwan Fraser Legal is delighted to present this spacious and well-maintained, two-bedroom, end-terraced villa. The accommodation spans two floors, making it an ideal home for first-time buyers, young families, or those looking to downsize.



Upon entering, you are welcomed into a bright and inviting vestibule, leading through to the sunny lounge, a perfect space for relaxation and entertaining. The modern dining kitchen is both stylish and functional, offering ample storage, sleek worktops, and space for family dining.







Upstairs, the property features two generously sized double bedrooms with ample room for free-standing furniture. The family bathroom is contemporary in design, fitted with modern fixtures and a quality finish.

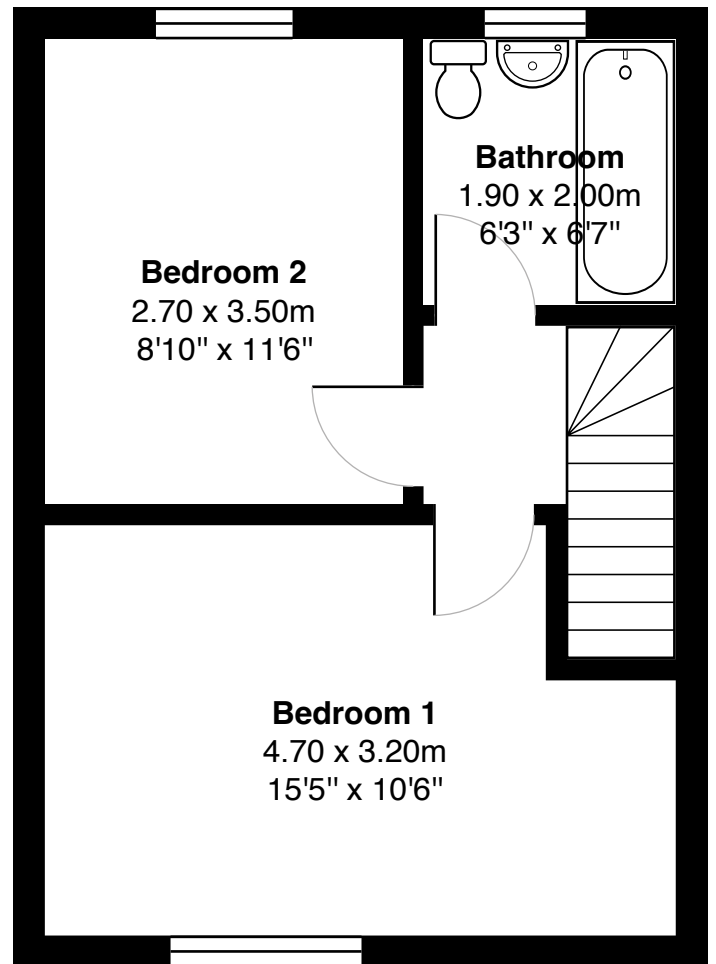
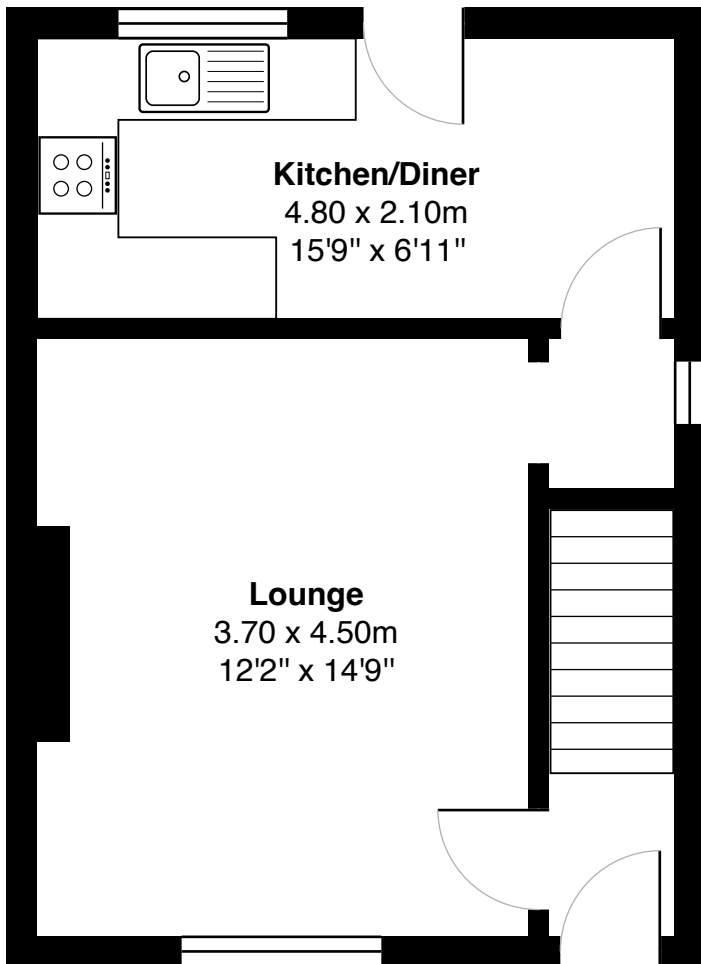




Bedroom 2







Gross internal floor area (m²): 63m²

EPC Rating: C

Floor Plan



Externally, the home benefits from enclosed gardens to both the front and rear, providing outdoor spaces to enjoy throughout the year. This delightful home combines modern interiors, spacious living areas, and good outdoor spaces.



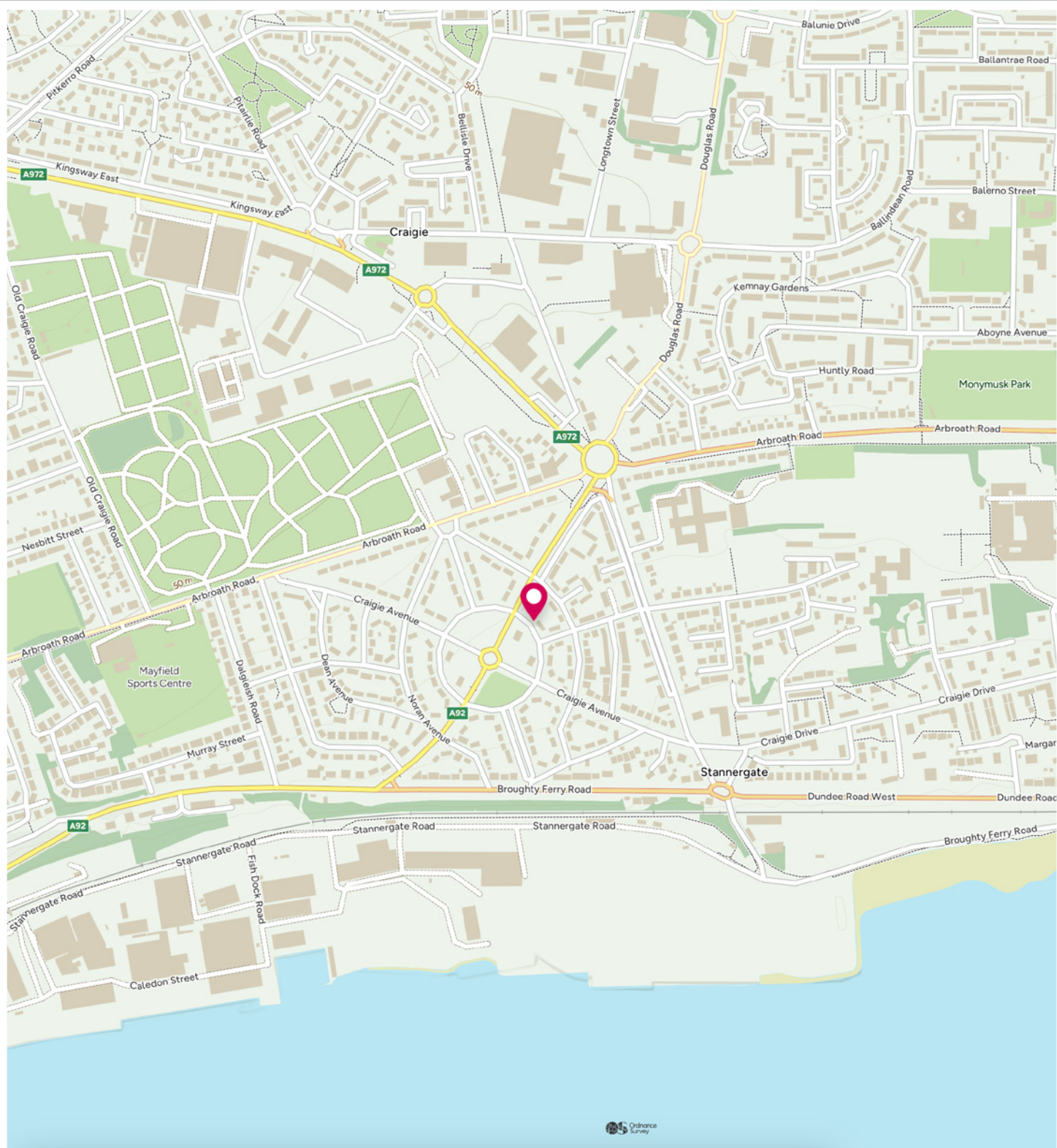


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and 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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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