

5 Elmwood Road

DUNDEE, DD2 2DY



DESIRABLE LOCATION FOR THIS HOME WITH THREE BEDROOMS, TWO PUBLIC ROOMS AND A STUDY



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McEwan Fraser Legal is delighted to bring to the market this three bedroom semi-detached one and a half storey chalet bungalow. The property is located to the Western side of the city centre and is within easy distance of both Dundee & Abertay Universities and Ninewells hospital. Great local amenities and public transport links are readily available.

Built circa 1955 and with approximately 120m² the property requires floor covering and some cosmetic finishes. Benefiting from three bedrooms, the house will appeal to a number of buyers. The spacious lounge features a bay window and a feature fireplace. A dining room sits to the rear of the house with a large window looking over the gardens. A door from the dining room gives to the kitchen. On the ground floor, there is a double bedroom and family bathroom. In addition, there is a home study. The upper floor provides two further bedrooms and a store.

There are garden grounds to the front and rear along with a drive for several cars and a single garage. The garden to the rear is bounded by wooden fencing and includes a patio area. Overall, this is an excellent sized home in a desirable area with all the scope and potential to add your own mark to create a home of merit.



The Lounge





Dining Room



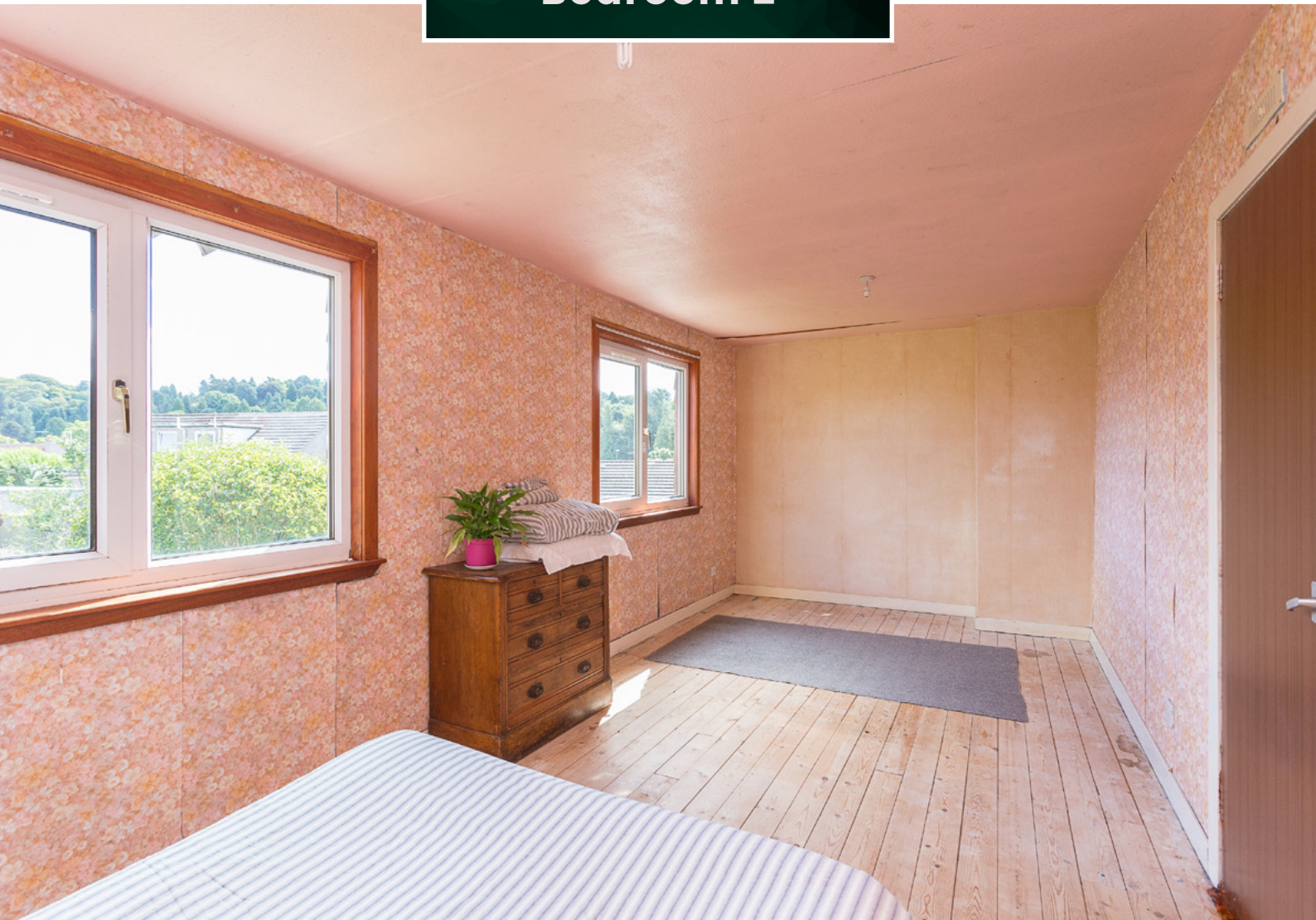


Bedroom 1



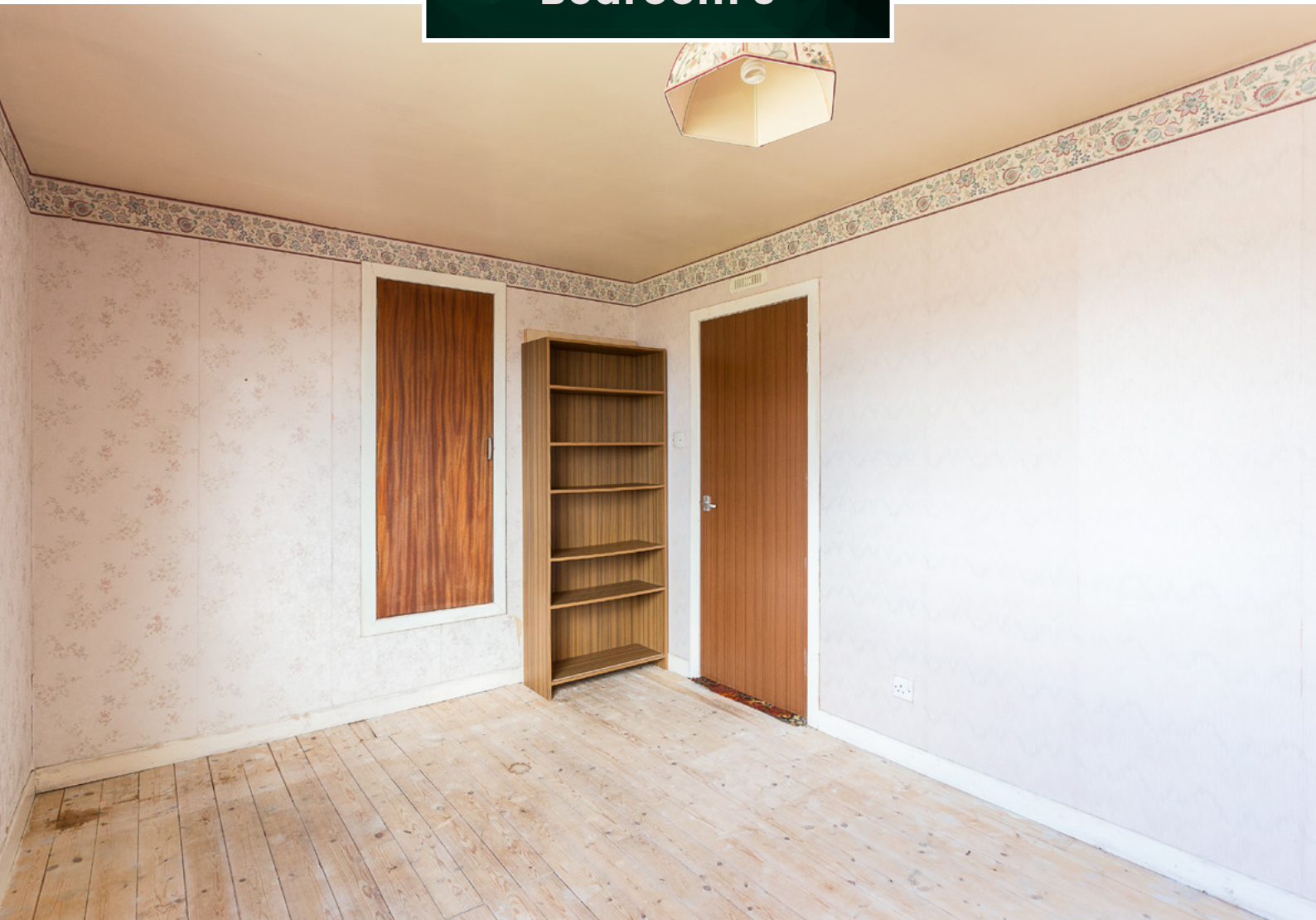


Bedroom 2

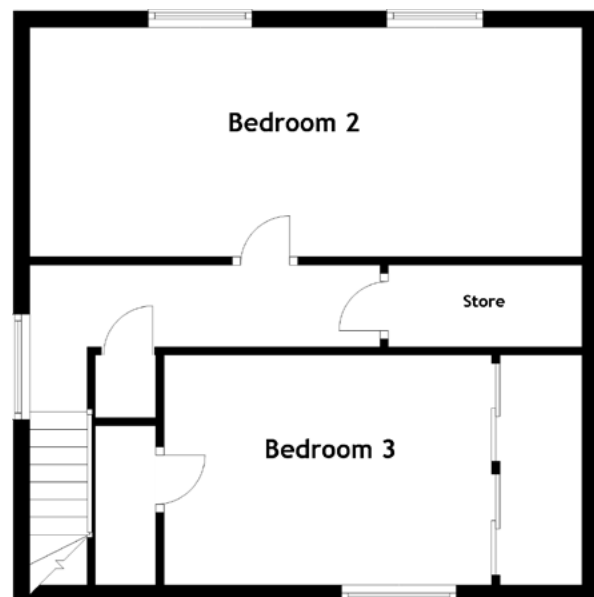
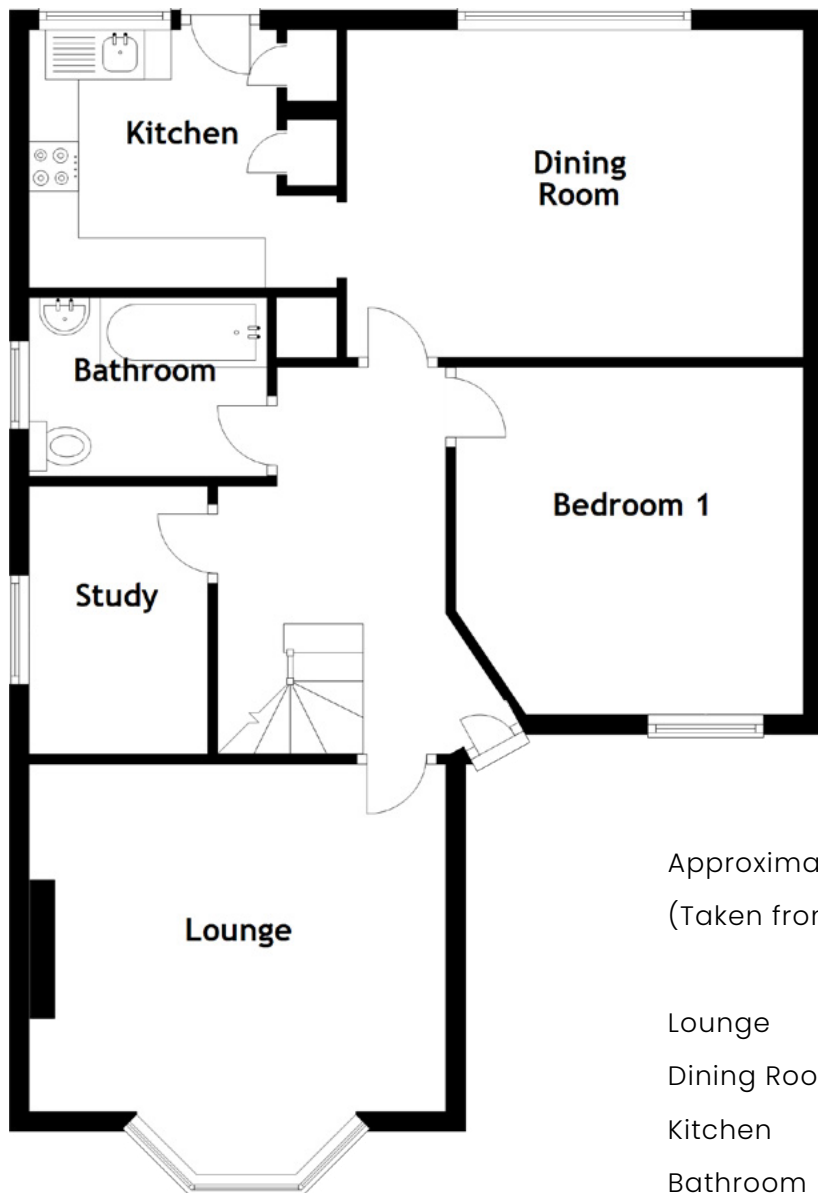




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

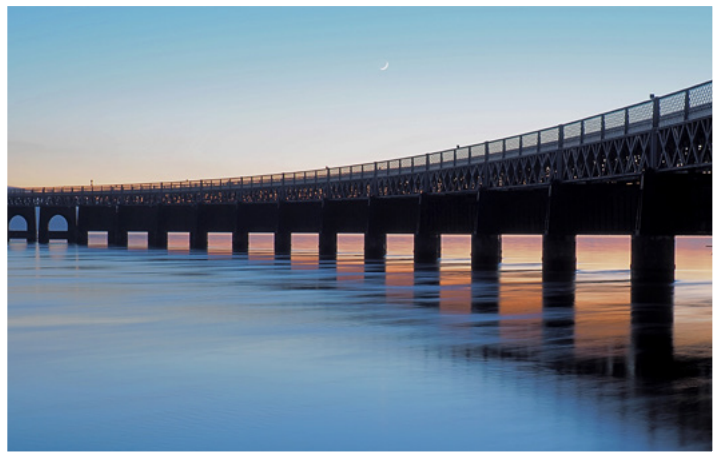
Lounge	4.60m (15'1") x 3.50m (11'6")
Dining Room	4.60m (15'1") x 3.30m (10'10")
Kitchen	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.80m (5'11")
Study	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	6.60m (21'8") x 2.80m (9'2")
Bedroom 3	4.00m (13'1") x 2.80m (9'2")

Gross internal floor area (m²): 120m²

EPC Rating: F

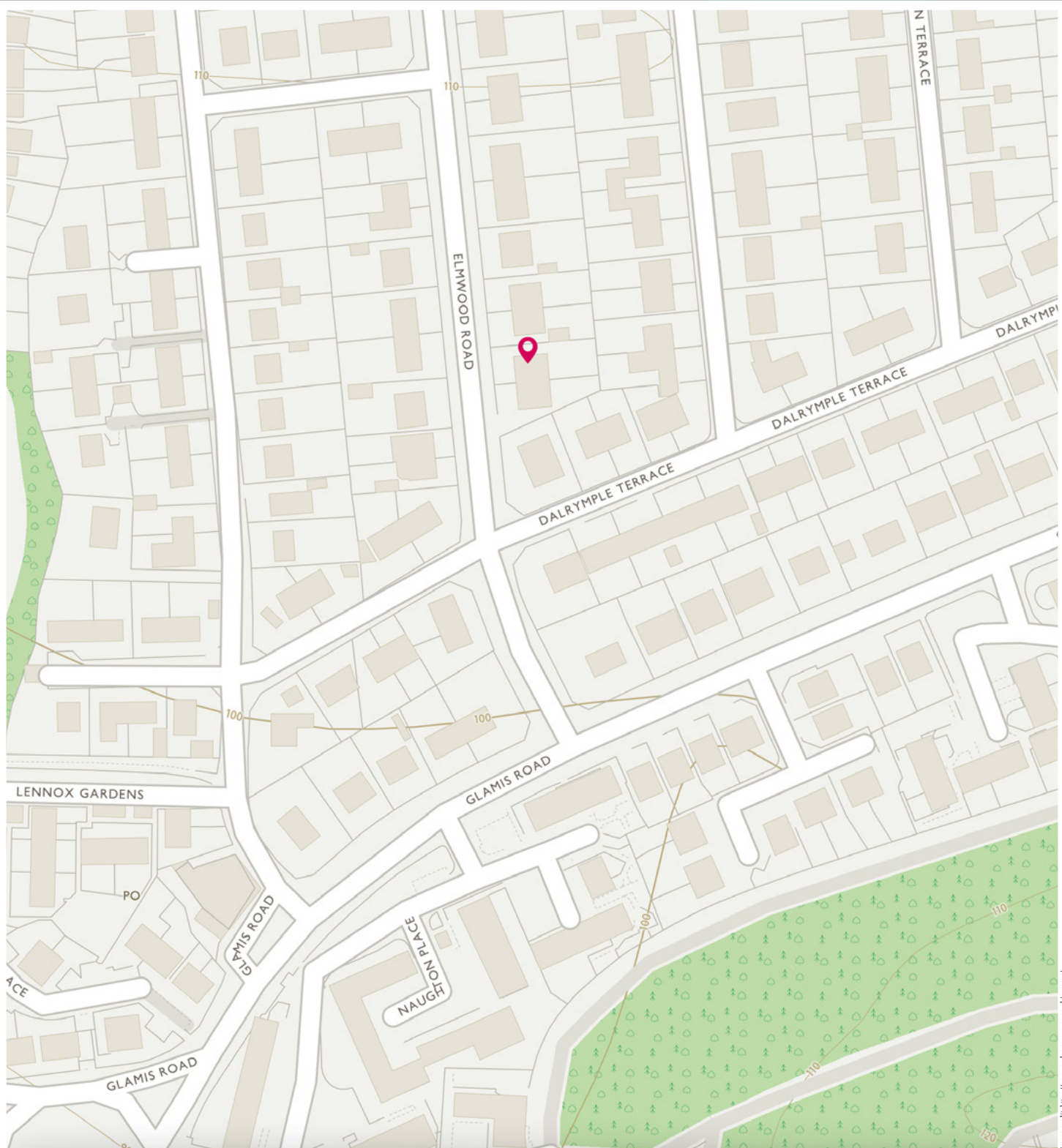






Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, a leading teaching hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

The Location



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THE 2021 TIMES



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