

62 Brownhill Road

DUNDEE, DD2 4LF



*Situated on a corner plot in the popular
Charleston area to the West of the City Centre*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Number 62 sits on a corner plot with swathes of grass on three sides and bounded, mostly, by mature hedging.

THE LOUNGE



The lounge is spacious with a feature fireplace and with a dual aspect ensuring a bright welcoming living space. The dining area is clearly delineated and sits comfortably between the kitchen and lounge.

THE DINING AREA



THE KITCHEN



The kitchen offers both wall and floor units, a free-standing cooker, and a door to the back garden.



BEDROOM 1



On the upper floor are three bedrooms and a family shower room. This home was a much-loved home and represents a fabulous opportunity!

BEDROOM 2



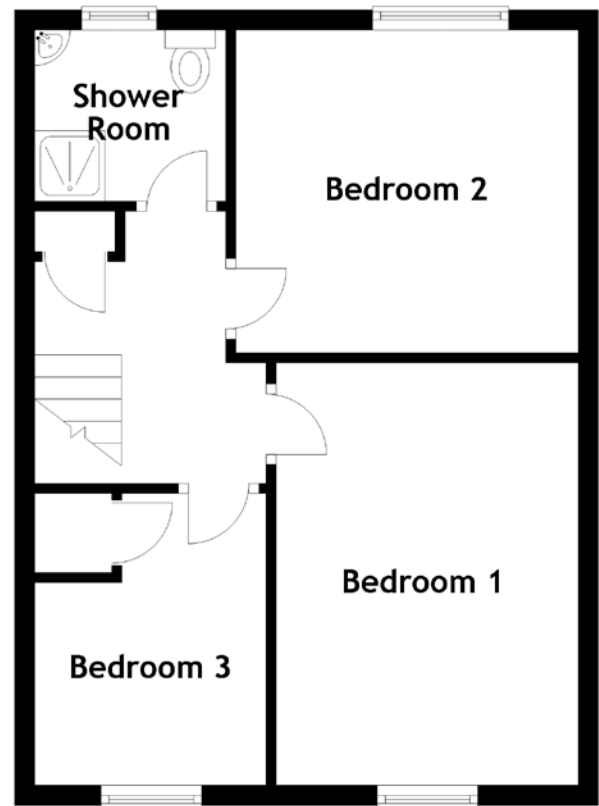
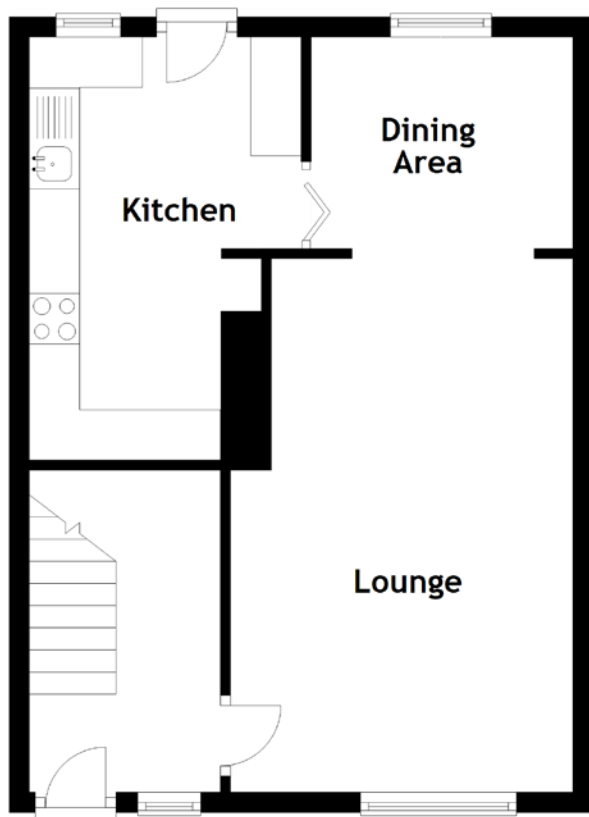
BEDROOM 3 & THE SHOWER ROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

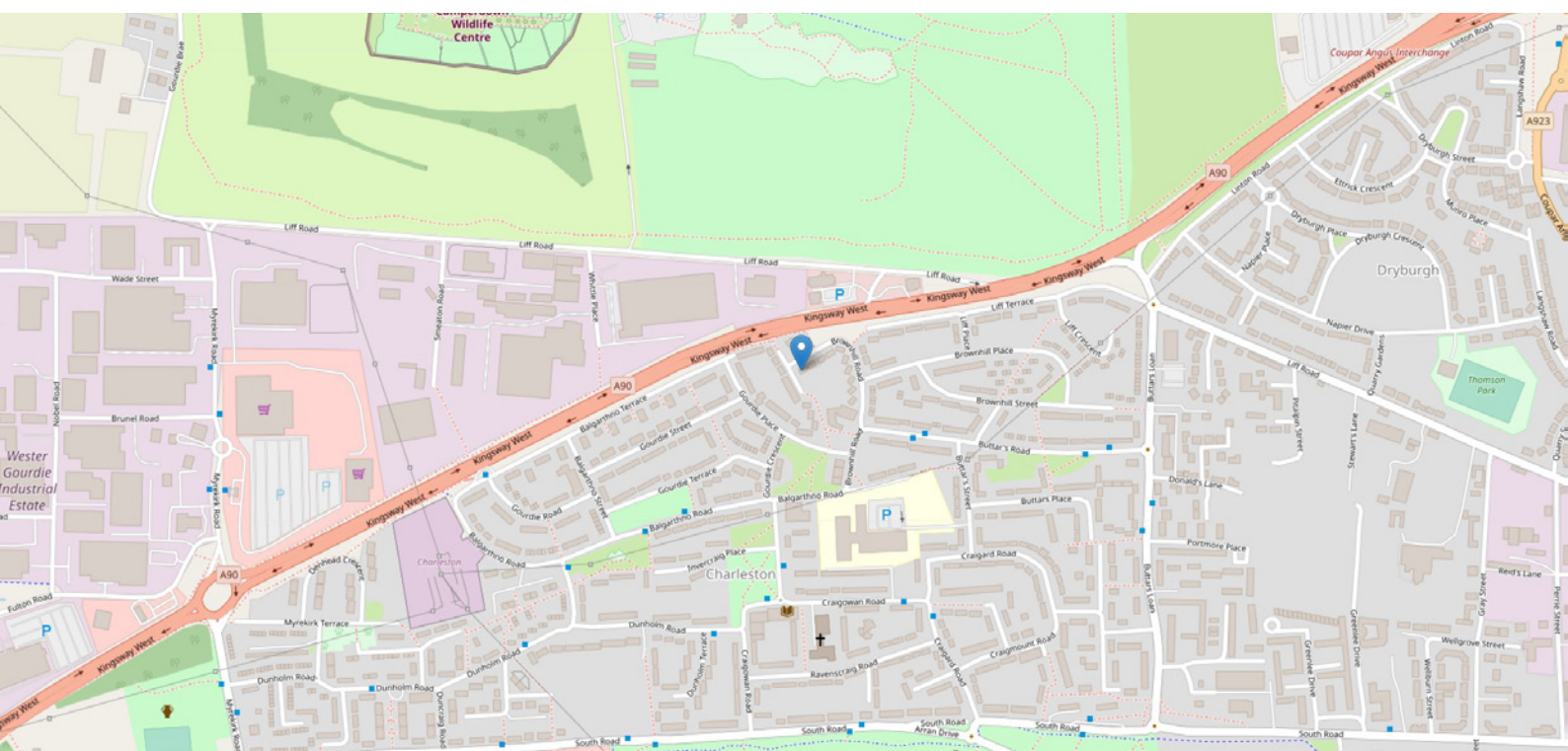


Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.40m (11'2")
Dining Area	2.60m (8'6") x 2.10m (6'11")
Kitchen	4.30m (14'1") x 2.80m (9'2")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")

Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 82m²
EPC Rating: C



THE LOCATION

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, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



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GRANT LAWRENCE
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