

3 Napier Terrace

DUNDEE, DD2 2SL



*WONDERFUL THREE-BEDROOM VILLA WITH
DRIVEWAY AND FRONT AND REAR GARDENS*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this wonderful three-bedroom villa, a true gem nestled in a sought-after location. Boasting a blend of charm, functionality, and ample living space, this property promises a comfortable and inviting home for the discerning buyer.

Step inside, and you'll be captivated by the inviting lounge, with a feature fireplace that adds a touch of warmth and character to the room. A door leads seamlessly to the dining kitchen, creating a harmonious flow between living and dining spaces, perfect for entertaining family and friends.

Convenience meets practicality with a welcoming vestibule, providing an inviting entryway to the home. The ground floor is further enhanced by the presence of a well-designed wet room, complete with a shower, toilet, and wash hand basin - ensuring ease and comfort for all members of the household. Ample storage solutions throughout the property offer the perfect solution for a clutter-free living experience.





The Kitchen





Venturing to the upper floor, you'll discover three good-sized bedrooms, each offering a peaceful retreat for relaxation and restful nights. The principal bedroom boasts an en-suite toilet and wash hand basin, adding a touch of luxury to your personal space.

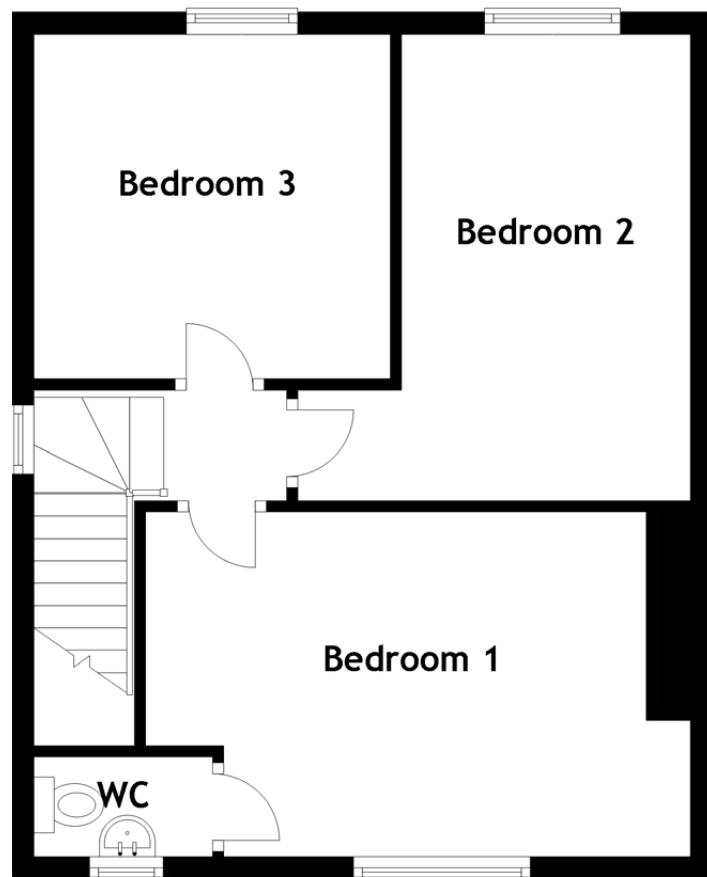
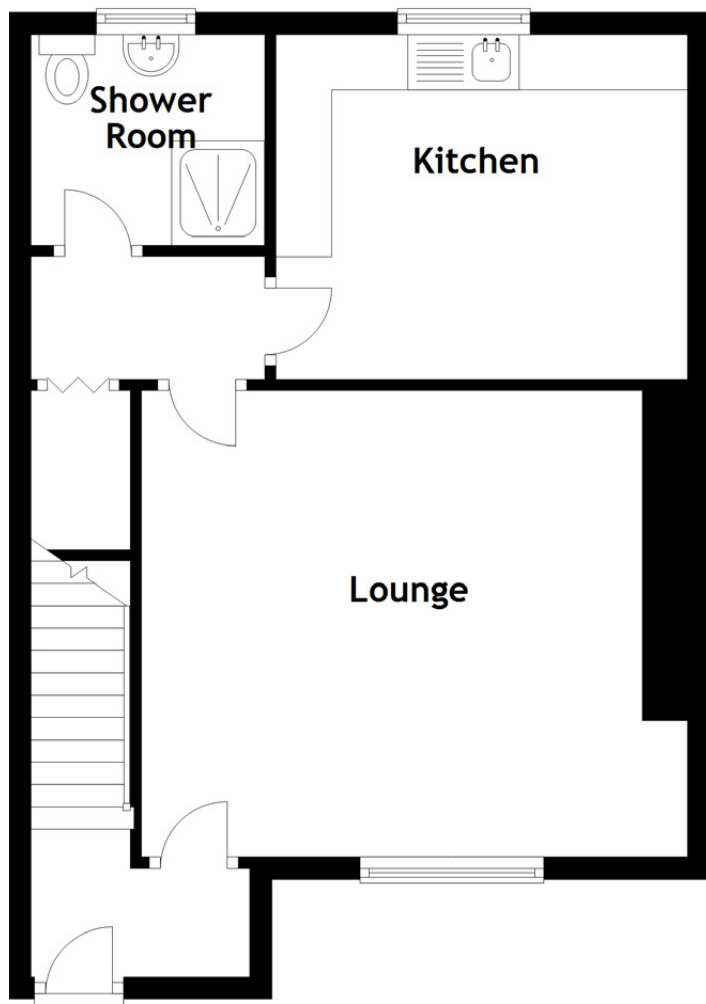




Bedrooms 2&3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")	Shower Room	2.10m (6'11") x 1.90m (6'3")
Kitchen	3.70m (12'2") x 3.10m (10'2")	WC	1.60m (5'3") x 0.90m (2'11")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")		
Bedroom 2	4.20m (13'9") x 2.60m (8'6")		
Bedroom 3	3.20m (10'6") x 3.10m (10'2")		
Gross internal floor area (m ²): 91m ²			
EPC Rating: C			

Outside, this property offers generous parking space with a drive that can accommodate several cars, providing practicality and convenience for residents and guests alike. The back garden is a delightful oasis, offering a private sanctuary for outdoor enjoyment and relaxation.

This three-bedroom villa offers the perfect opportunity to embrace a lifestyle of comfort, and convenience. Don't miss the chance to make this wonderful property your own. Contact us today to arrange a viewing and unlock the potential of this charming villa. Your dream home awaits!

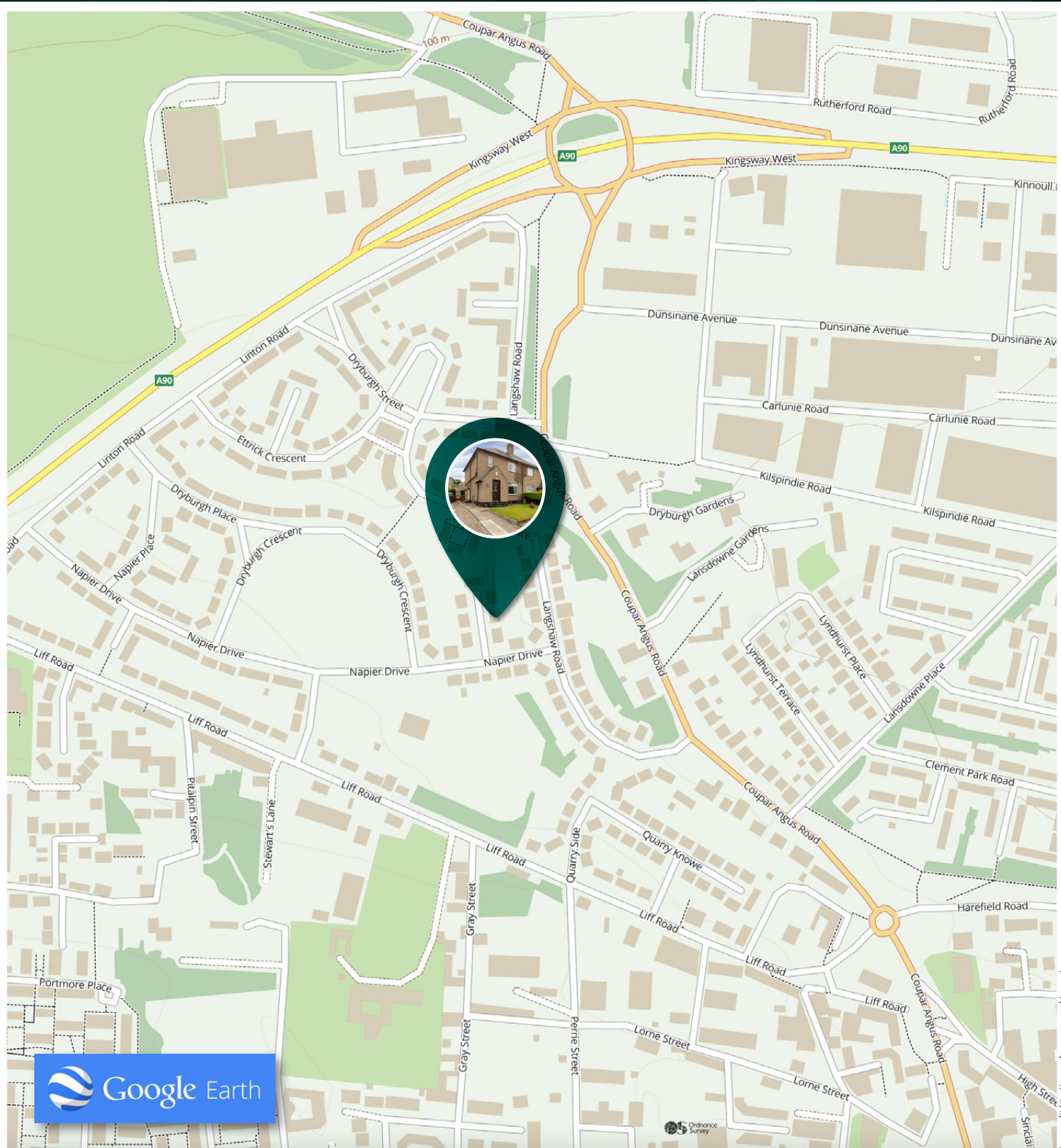




Situated in a desirable location, this villa benefits from close proximity to local amenities, schools, and transport links, making it an ideal choice for families and professionals seeking a harmonious balance between urban accessibility and a serene living environment.

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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.