



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**20 Pitkerro Road**

DUNDEE, DD4 7DG

# THE LOCATION

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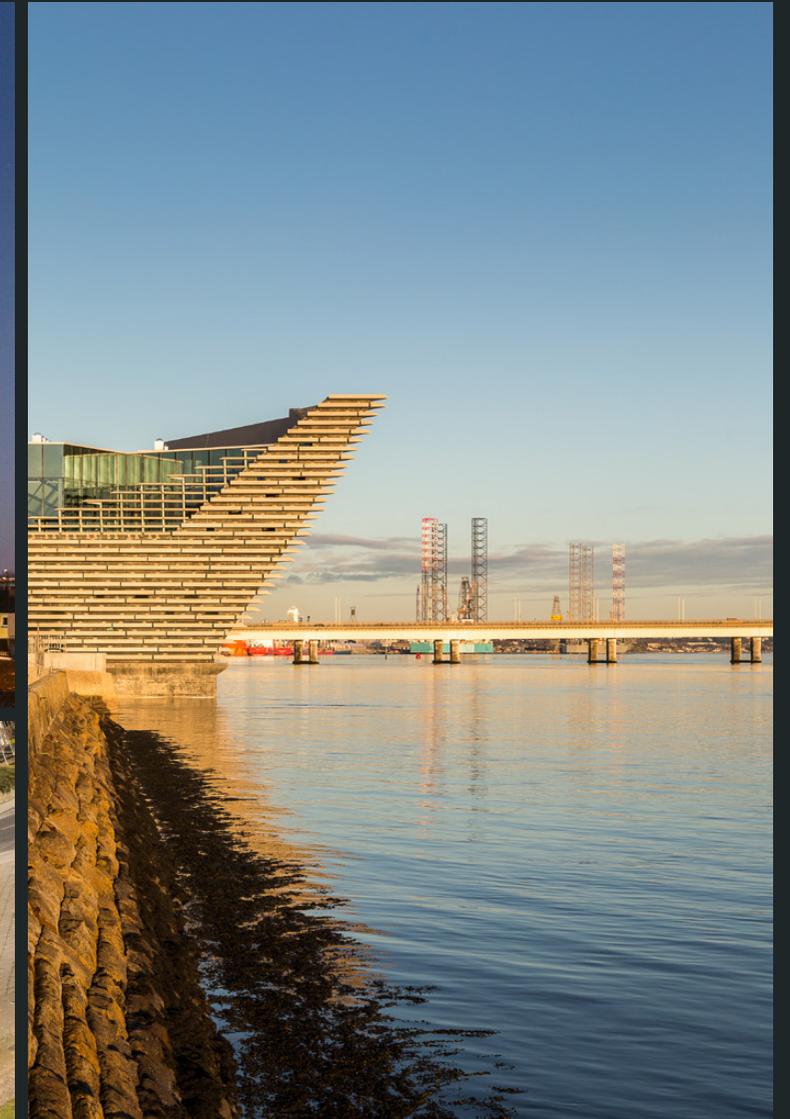
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Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history.

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 construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all.

Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities.

Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



# 20 PITKERRO RD

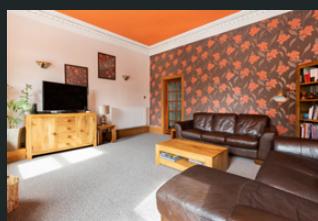
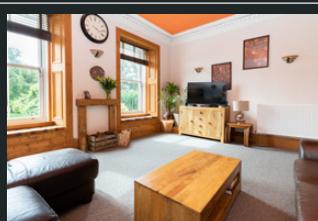
DUNDEE, DD4 7DG

McEwan Fraser Legal is delighted to offer to the market this superb three-bedroom maisonette home formed on the ground and first floor of this impressive building. The copious accommodation offers flexible living space with multiple permutations for use.

There is a drive to the front of the property offering parking for two cars, and there is a garage. Entrance is into a corridor vestibule and on into the reception hall. The reception hall showcases the elegance of this home and space has been utilised to create style and elegance. On this floor, there are three well-proportioned bedrooms with the rear bedroom benefitting from an en-suite shower room, the family bathroom, and a utility room with access to the back door and garden.

On the upper floor, we find the formal lounge with a double window formation to the front and fine period features. The family room/dining room is a large, light-filled, rear-facing room. The kitchen is in the middle with an open feel and flows with family life into the elegant proportions of the welcoming rooms on either side.

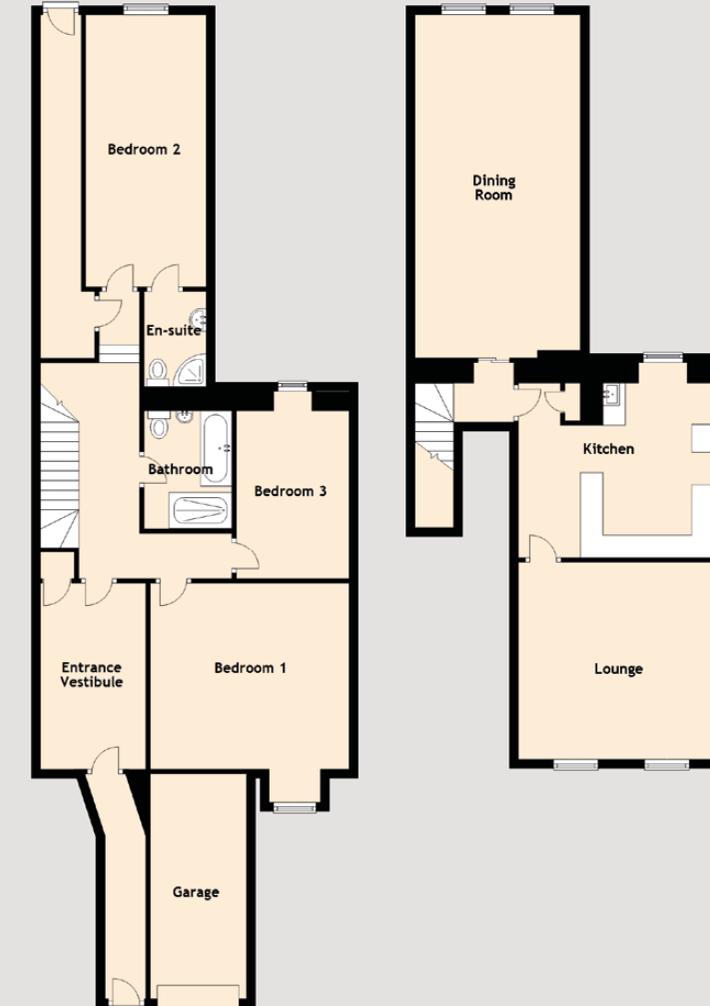
Externally there is a small terrace to the side at the front and a lovely 'sun-trap' garden to the rear with deck area. This has got to be on your viewing list.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

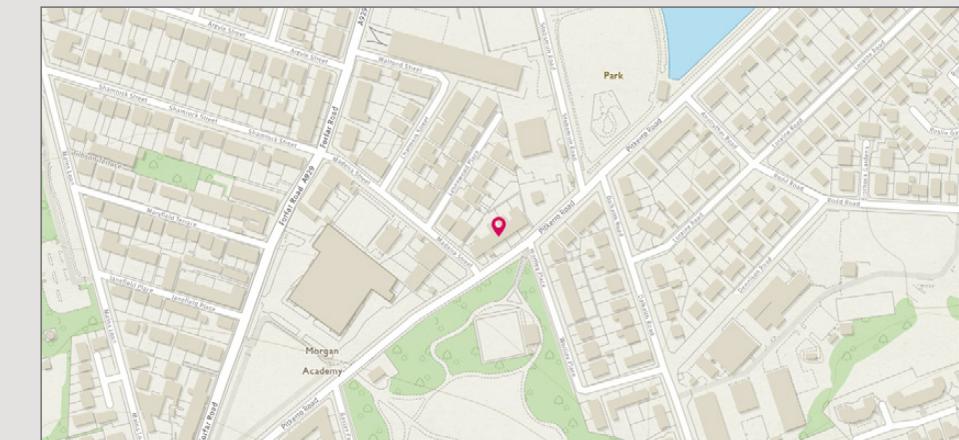
### Ground Floor

Entrance Vestibule	4.20m (13'9") x 2.62m (8'7")
Bedroom 1	4.44m (14'7") x 4.15m (13'7")
Bedroom 2	6.08m (19'11") x 2.69m (8'10")
En-suite	1.63m (5'4") x 1.39m (4'7")
Bedroom 3	4.20m (13'9") x 2.52m (8'3")
Bathroom	2.64m (8'8") x 1.96m (6'5")
Garage	5.02m (16'6") x 2.14m (7')

### First Floor

Dining Room	7.67m (25'2") x 4.08m (13'5")
Kitchen	4.59m (15'1") x 4.37m (14'4")
Lounge	5.26m (17'3") x 4.40m (14'5")

**Gross internal floor area (m<sup>2</sup>):** 166m<sup>2</sup> | **EPC Rating:** D





# McEwan Fraser Legal

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Part  
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Text and description  
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Surveyor



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Designer