




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Lyndhurst Place

DUNDEE, ANGUS, DD2 3HQ



DUNDÉE

Lyndhurst Place is located in a well established and sought after residential area of Dundee and within good proximity to both Ninewells and Royal Victoria Hospital. The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established center of excellence in education and life sciences, and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

The Town of Carnoustie, with its world famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North Lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre. 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 is home to the biomedical and technological industries and The 'Victoria & Albert Dundee' museum opens in 2016. 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.

6 LYNDHURST PLACE

DUNDEE, ANGUS, DD2 3HQ

With a double-fronted façade design, this elegant 3 bedroom home has been beautifully maintained and retains many original features married with comfortable modern facilities.

Approach the property from the monobloc drive entering the main door. From the main reception hall, access is given to the vestibule then into the hall. On the ground floor of this impressive home are two bedrooms, two public rooms and the shower room. A staircase from the sitting room leads to a room currently utilised as bedroom three. The kitchen is immaculately clean but would benefit from an upgrade. Subject to planning consents, there is plenty of room at the back of this home for an extension should one desire. The lounge and sitting room each have recessed bay windows to the front of the house. A focal point in the lounge is the fireplace. Externally there is a drive to the side for several cars and gardens to the front and back designed for ease of maintenance.

Overall, this home exudes a sense of calm and elegant comfort.





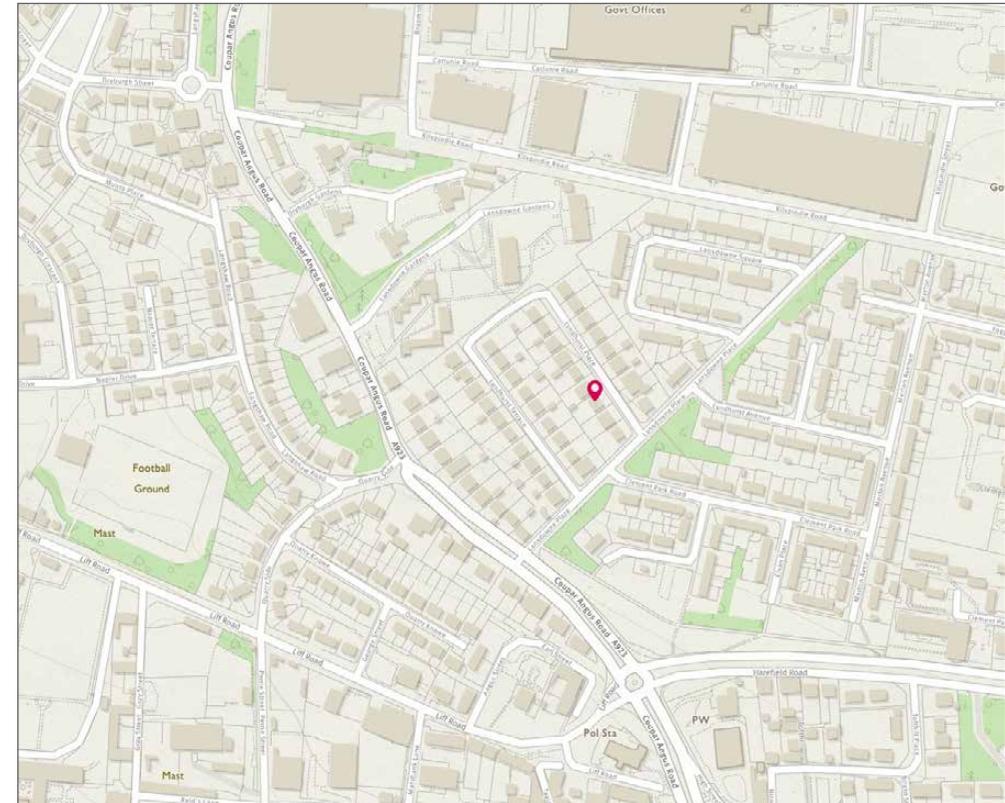
PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.30m (14'1")
Sitting Room	4.20m (13'9") x 3.61m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	5.50m (18'1") x 2.16m (7'1")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 110m² | EPC Rating: E






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