



**McEwan Fraser Legal**

Solicitors & Estate Agents

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31 Downie Park

DUNDEE, DD3 8JW



THE LOCATION

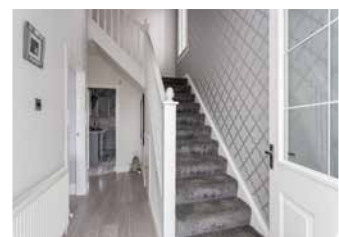
Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the City of Discovery, a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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.

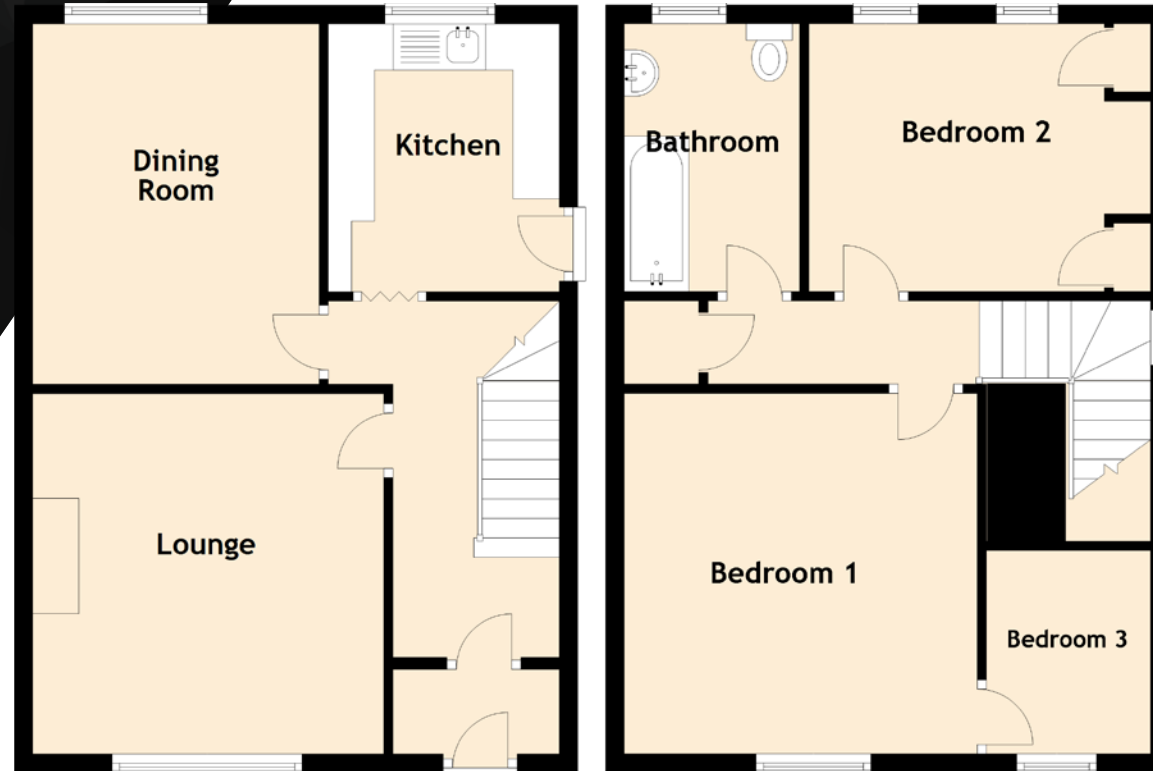
THE PROPERTY

McEwan Fraser Legal is delighted to present this 2/3 bedroom semi-detached family home, situated in a quiet cul-de-sac location. The property is in walk-in condition. The house showcases excellent sized rooms and is close to local amenities and schools. Inside, the property comprises of:

- Fully equipped kitchen with space for sitting and built-in appliances
- Spacious living room and separate dining room with wood flooring and downlights
- 3 bedrooms which include one-bedroom off the master currently used as a dressing room
- Ample fitted mirrored wardrobes in the master bedroom with new fitted bedroom furniture in the second bedroom
- Family bathroom

In addition to this, the property includes a large driveway with ample off-street parking to the front, leading to the detached garage with light and power. The garden is fully enclosed by wood panelled fencing and has imitation grass for ease. There is also a patio area running behind the garage. This is a rare opportunity to acquire a beautiful ready to move into family home, set within the development but close enough still for local amenities and schools.



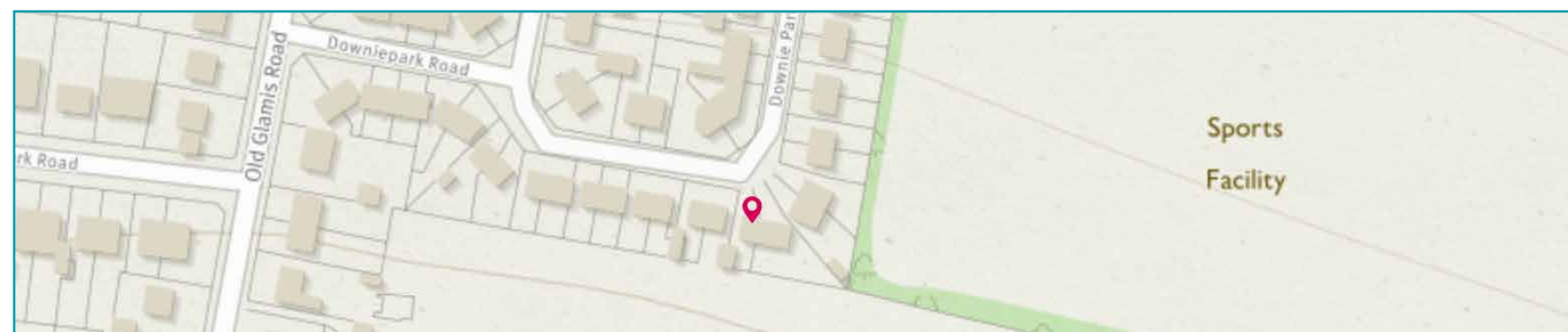


Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Dining Room	3.90m (12'10") x 3.10m (10'2")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	2.20m (7'3") x 1.80m (5'11")
Bathroom	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 92m²
EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and built-in appliances.





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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer