



**McEwan Fraser Legal**

Solicitors & Estate Agents

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13 Finella Gardens

DUNDEE, DD4 9PJ

THE LOCATION

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The property is located within this popular development in the West end of Dundee close to the Ninewells Hospital and Technology park with easy access to the M90 motorway. Dundee is a busy shopping district well served by both local and national shops and stores.

Schooling is well represented from nursery to high school level and this property is situated in the much-coveted catchment area of the renowned Harris Academy. Dundee and Abertay Universities and colleges are within easy reach. The property is close to the main bus routes serving the city.



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We are delighted to offer onto the open market this ideal family starter home or investment opportunity situated in the popular Fintry area.

Parking is found on the private driveway to the front and offers two parking spaces. As you enter the property, the welcoming hallway gives access to the lounge and kitchen. The kitchen offers a comprehensive range of eye and base level units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. The perfect space for any aspiring chef to rustle up a meal, and plenty of space to enjoy it! It benefits from stylish flooring, and a uPVC double glazed conservatory to rear elevation, with a door leading out into the garden.

The living room enjoys a front aspect view through double glazed windows, feature fire with surround and laminate flooring, and offers the perfect space to relax and unwind after a long day. The family bathroom suite has a shower over the bath and luxurious wet walls with a rear aspect. Upstairs, there are three bedrooms, all of which are very well proportioned and offer plenty of space.

The garden to the rear and side is very generous in size with lawned area and enclosed by fencing and hedging, there is also a small patio area equipped with a bbq which is perfect to enjoy on those long summer nights, some properties really do tick every box - this is certainly one of them.

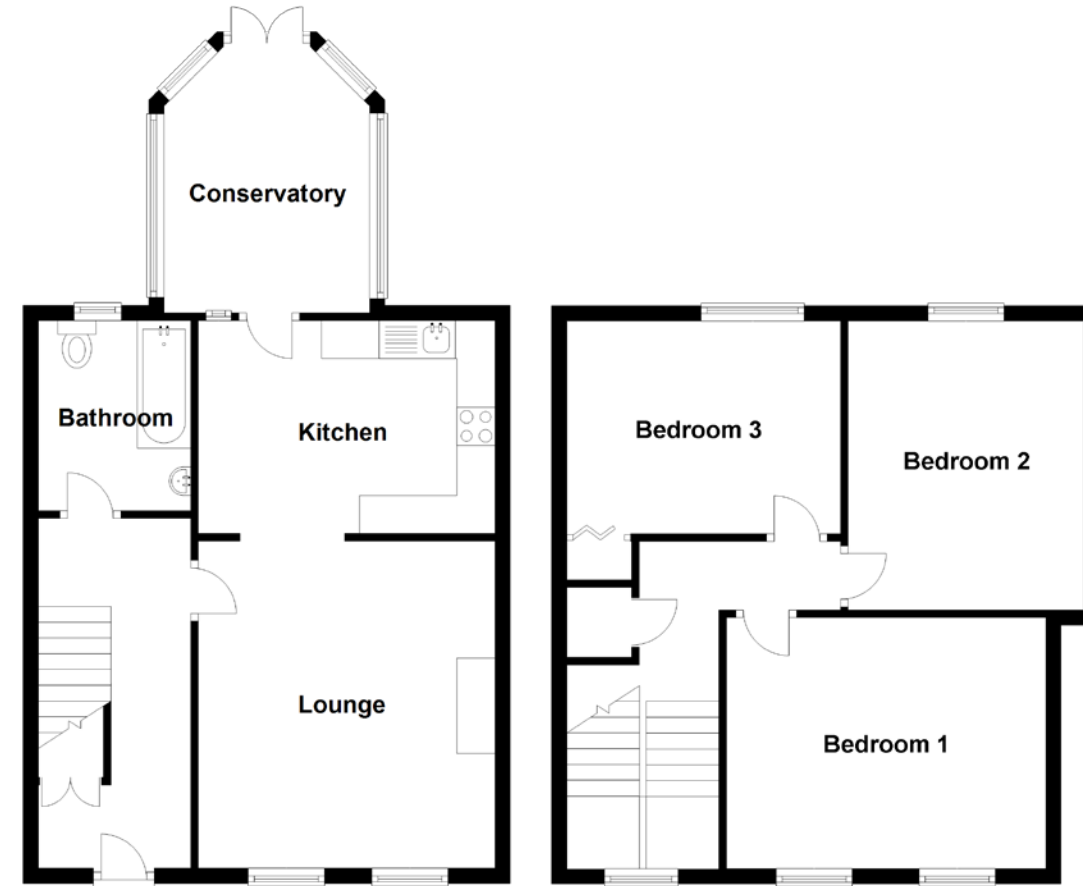
Viewing is highly recommended.





Specifications

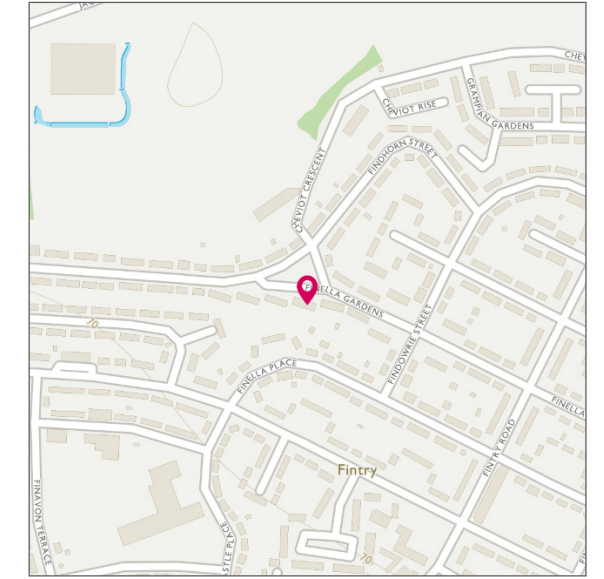
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Conservatory	3.11m (10'2") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 100m²
EPC Rating: D






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**Part
Exchange
Available**

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