

# 2 Fyffe Street

DUNDEE, DD1 5QL



*Ideal renovation project. Spacious family size home with three bedrooms*



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McEwan Fraser Legal is delighted to bring to the market this large three-bedroom end terraced home. The property is located in close proximity to the city centre and is within striking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available. The property offers scope for renovation and will appeal to a number of buyers including the investment purchaser.

# THE LOUNGE



The spacious lounge offers a dual aspect. The kitchen is fitted with a range of floor and wall units with a built-under oven and gas hob. The dining room is a spacious public room with patio doors to the back garden. On the ground floor there is also a guest cloakroom with plumbing for a toilet and wash hand basin.



# THE KITCHEN





# THE DINING ROOM







The upper floor has three spacious double bedrooms, one with an en-suite shower, bidet and wash-hand basin, and the family bathroom. The bathroom includes a shower over the bath and is finished with partial wet-wall boards. This home would benefit from a program of upgrading to create a spacious family home with easily maintained gardens to front and back. There is parking at the back gate.

# THE BATHROOM





# BEDROOM 1



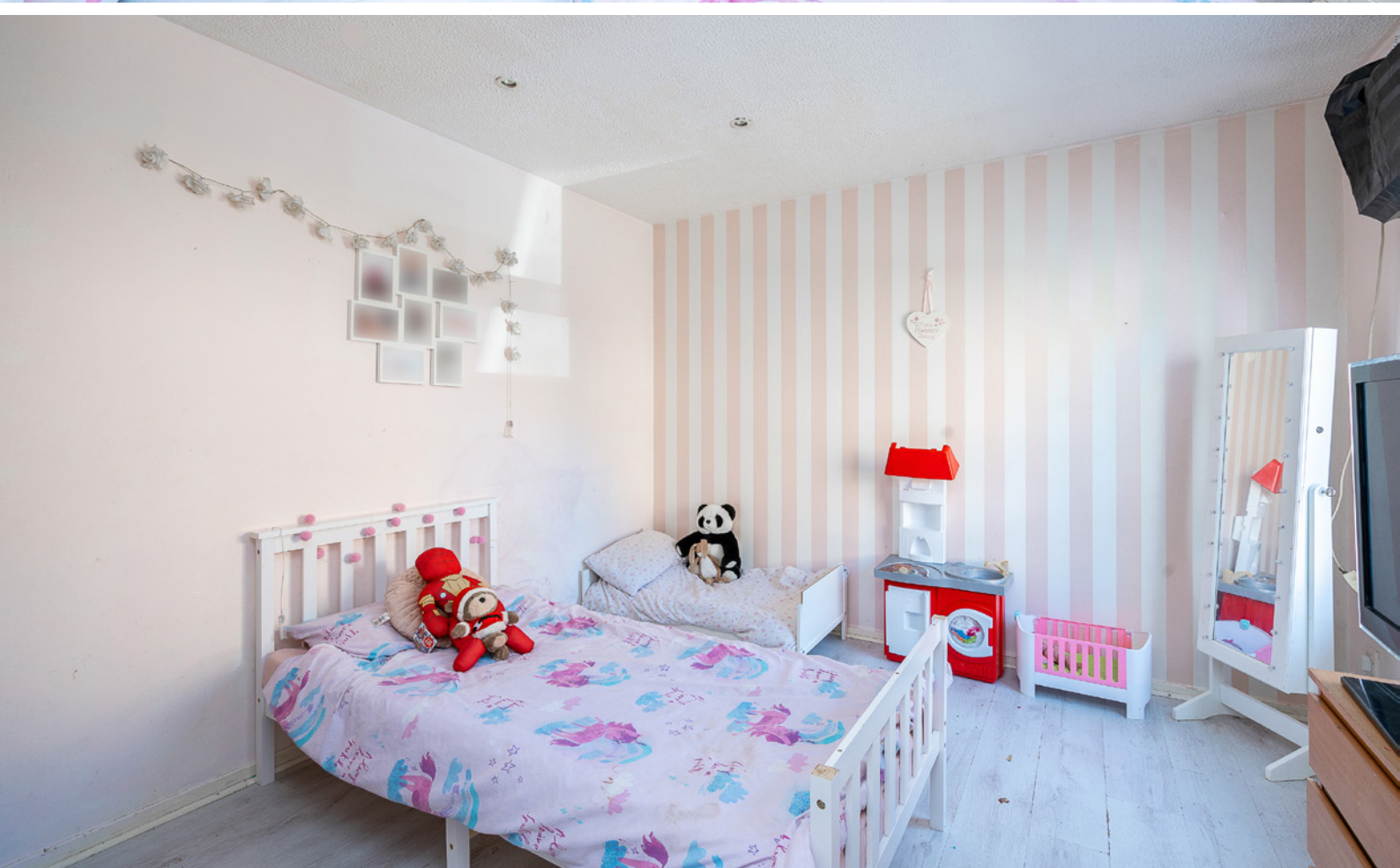


# BEDROOM 2





# BEDROOM 3



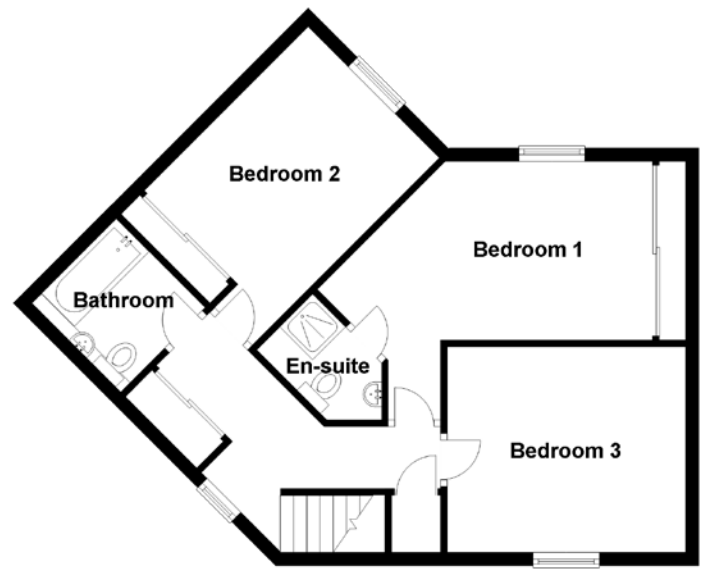
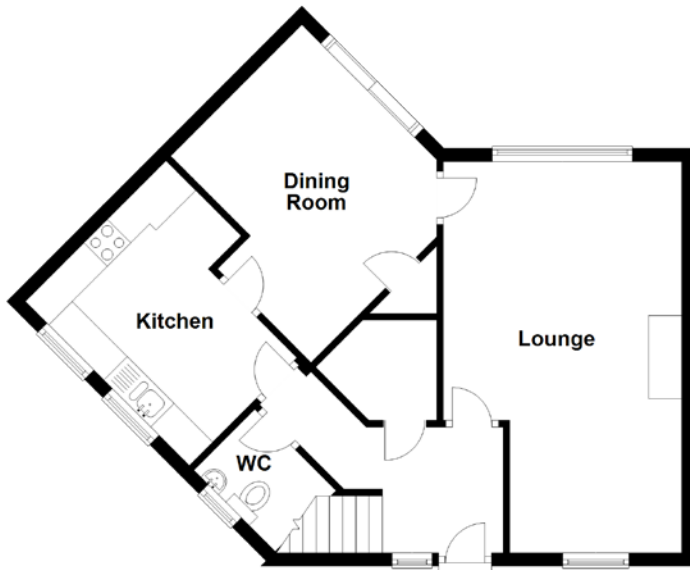


# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

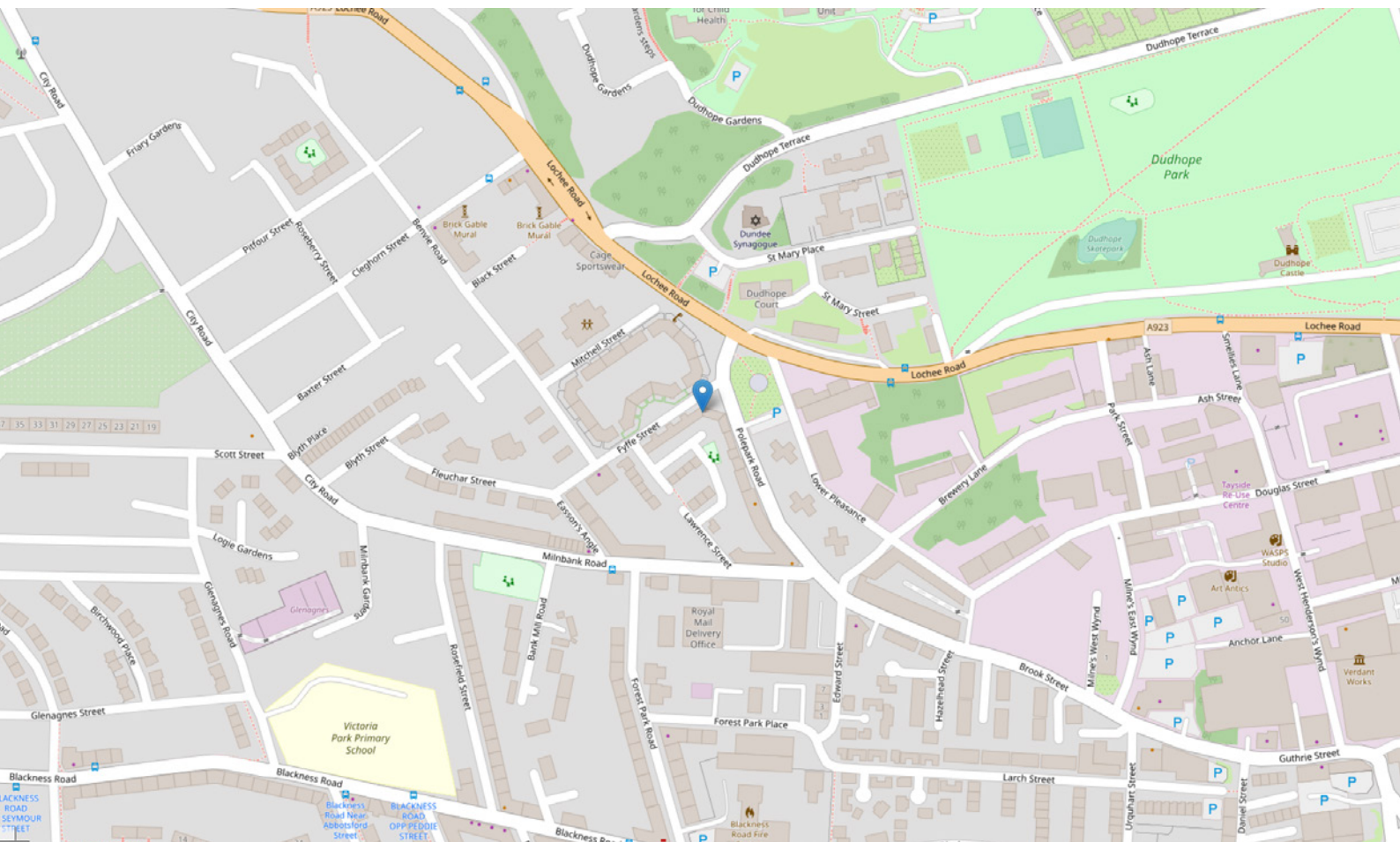


Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
Dining Room	3.70m (12'2") x 3.50m (11'6")
WC	2.14m (7") x 0.31m (1')
Bedroom 1	5.80m (19') x 4.20m (13'9")

En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: C





# 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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.



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