

63 Chirnside Place

DUNDEE, ANGUS, DD4 0TE



*Spacious and well presented one bedroom quarter-villa
situated in a quiet residential area*



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McEwan Fraser Legal are delighted to introduce this spacious and well-presented one-bedroom quarter-villa situated in a quiet residential area, making for an ideal first-time purchase.

THE LOUNGE/DINER



Internally, this accommodation is in good decorative order, while briefly consisting of an entrance vestibule with a storage cupboard leading into the lounge/diner which offers room for different configuration layouts. There's ample room for a small dining table and chairs as well as a study area underneath the spiral staircase.

THE KITCHEN



The fully-fitted and fully-tiled kitchen benefits from an integrated electric hob, oven and extractor hood and freestanding appliances such as the fridge-freezer and washing machine.

THE BATHROOM & BEDROOM



Upstairs on the first floor, off the landing you'll find a large shelved linen cupboard for added storage and a spacious bedroom with a built-in triple-wardrobe with sliding mirrored doors. The internal layout is complete with a fully-tiled three-piece bathroom suite with an over-bath shower, chrome heated towel rail and stylish downlights.

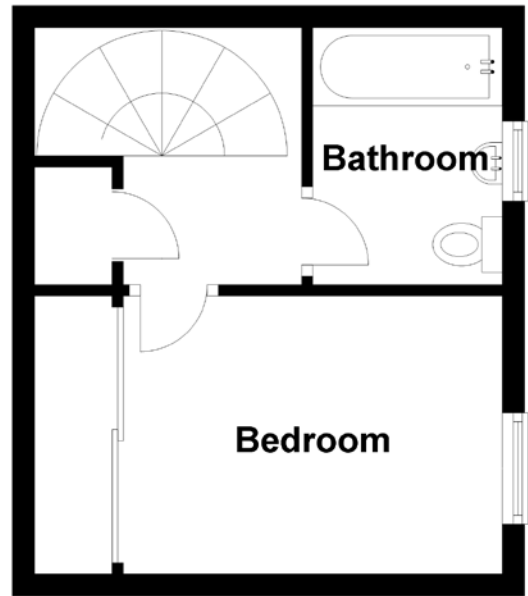
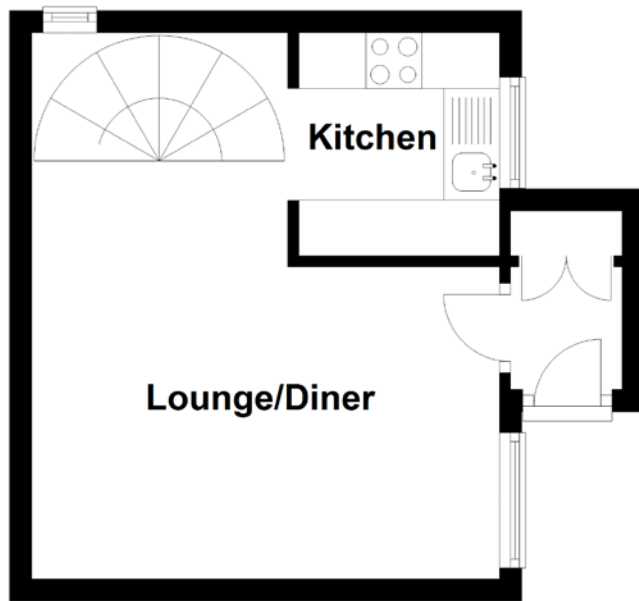


This property also benefits from a private front garden as well as a shared garden to the side, an intruder alarm system and full double-glazing. Additional to the single driveway, there is more than adequate on-street parking to accommodate residents and visitors alike.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

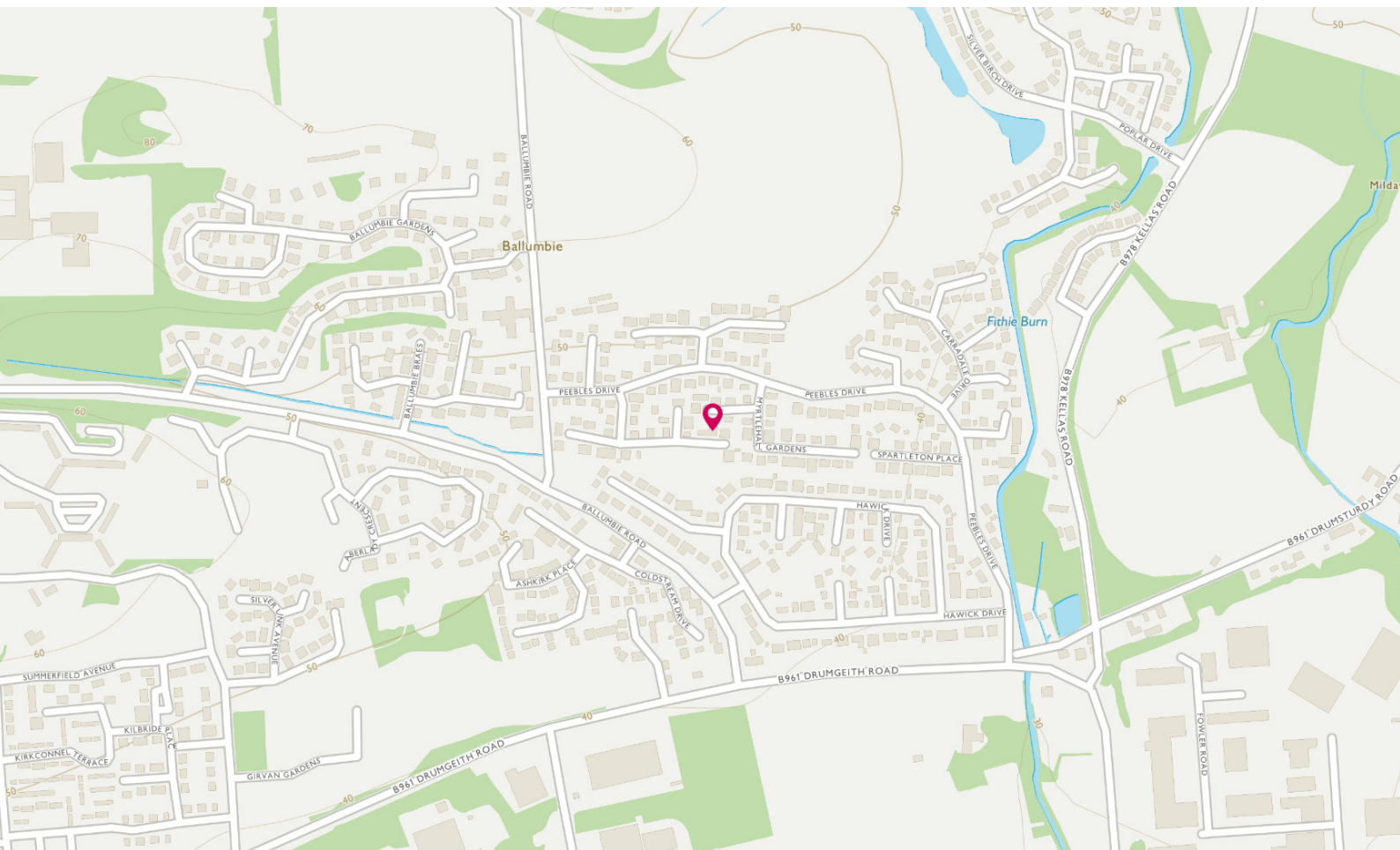


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.90m (16'1") x 4.20m (13'9")
Kitchen	2.00m (6'7") x 1.80m (5'11")
Bedroom	3.40m (11'2") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 43m²
EPC Rating: C

Extras (Included in the sale): White goods, all fixtures and fittings including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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.

The property itself is within walking distance to many local amenities and nearby schools as well as Ballumbie Castle Golf Course and Broughty Ferry.



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