

# 14 Weavers Loan

DUNDEE, DD3 6NT



*A two-bedroom bungalow that is a rare gem in the area, boasting an idyllic location at the end of a quiet cul-de-sac*



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McEwan Fraser Legal is delighted to offer to the market this centrally located Bungalow. Introducing a truly exceptional opportunity – a two-bedroom bungalow that is a rare gem in the area, boasting an idyllic location at the end of a quiet cul-de-sac. This is a chance to acquire a residence that not only offers a perfect setting but also the promise of comfortable and convenient living.

Nestled in a peaceful enclave, this bungalow greets you with a drive and a small garden to the front, setting the tone for the harmonious living experience that awaits within. The charming walled garden at the back adds a touch of tranquillity, providing a private outdoor sanctuary for relaxation, gardening, or simply soaking up the sun.

# THE LOUNGE



Step inside, and you'll be immediately captivated by the modern aesthetic that defines this home. The cosy lounge exudes a warm ambience, inviting you to unwind and make yourself at home. A window to the front of the property bathes the space in natural light, creating a bright and inviting atmosphere.



# THE KITCHEN



The well-equipped kitchen is a culinary haven, complete with a hob and oven, washing machine, and fridge freezer. Its practical layout ensures that preparing meals is a joyous experience.



# BEDROOM 1



Two thoughtfully designed bedrooms cater to comfort and convenience, with one of them featuring a built-in wardrobe for your storage needs. The recently refurbished shower room is a testament to contemporary style, featuring a walk-in shower cubicle and smart vanity storage that ensures functionality meets elegance.

For those who appreciate the convenience of a furnished home, some furniture items can be acquired through separate negotiation, allowing you to transition seamlessly into this charming abode.





# BEDROOM 2 & THE SHOWER ROOM





An added advantage is that this property is not in a chain, providing a streamlined path to ownership.

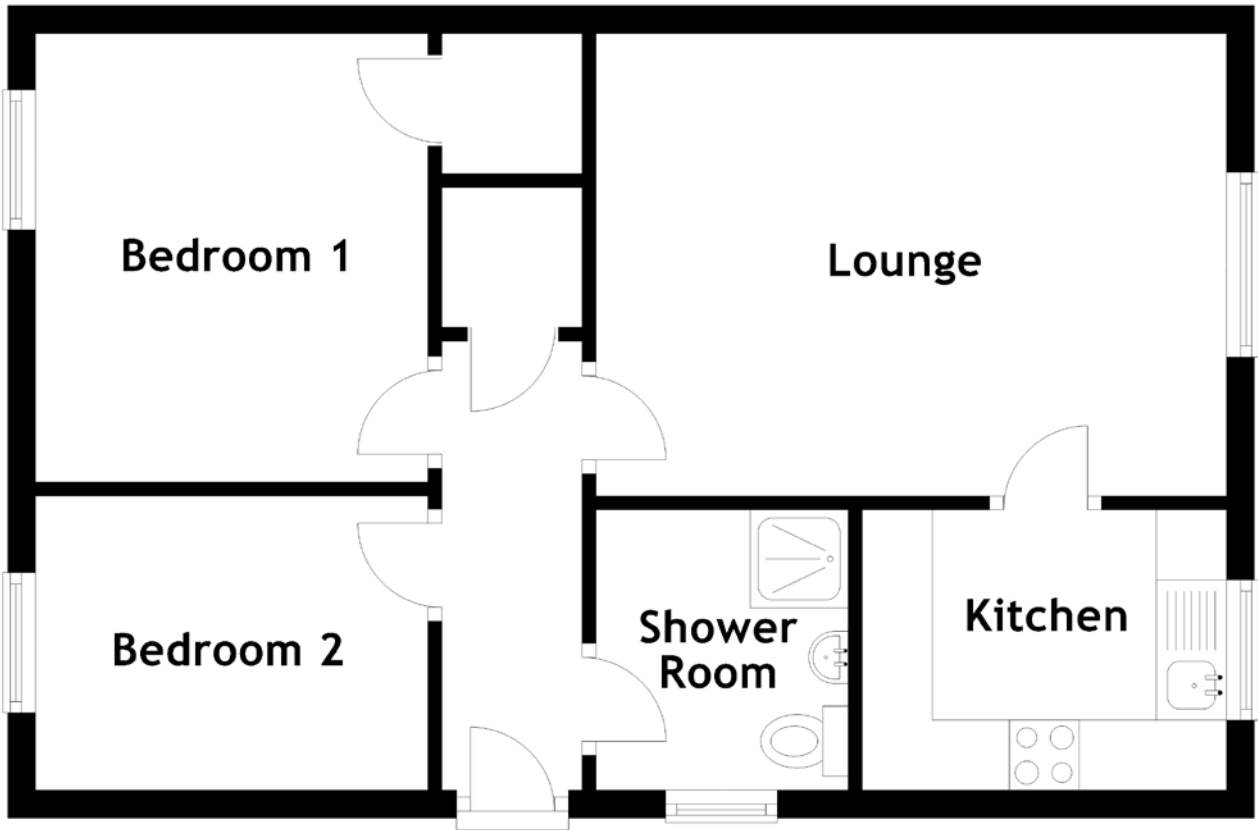
In summary, this two-bedroom bungalow is a true rarity, offering an enviable blend of space, privacy, and modern living. With its exceptional location, contemporary features, and the option to purchase select furniture, this property presents a remarkable opportunity for both first-time buyers and those seeking a tranquil retreat. Contact us today to arrange a viewing and explore the potential of calling this unique bungalow your own.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

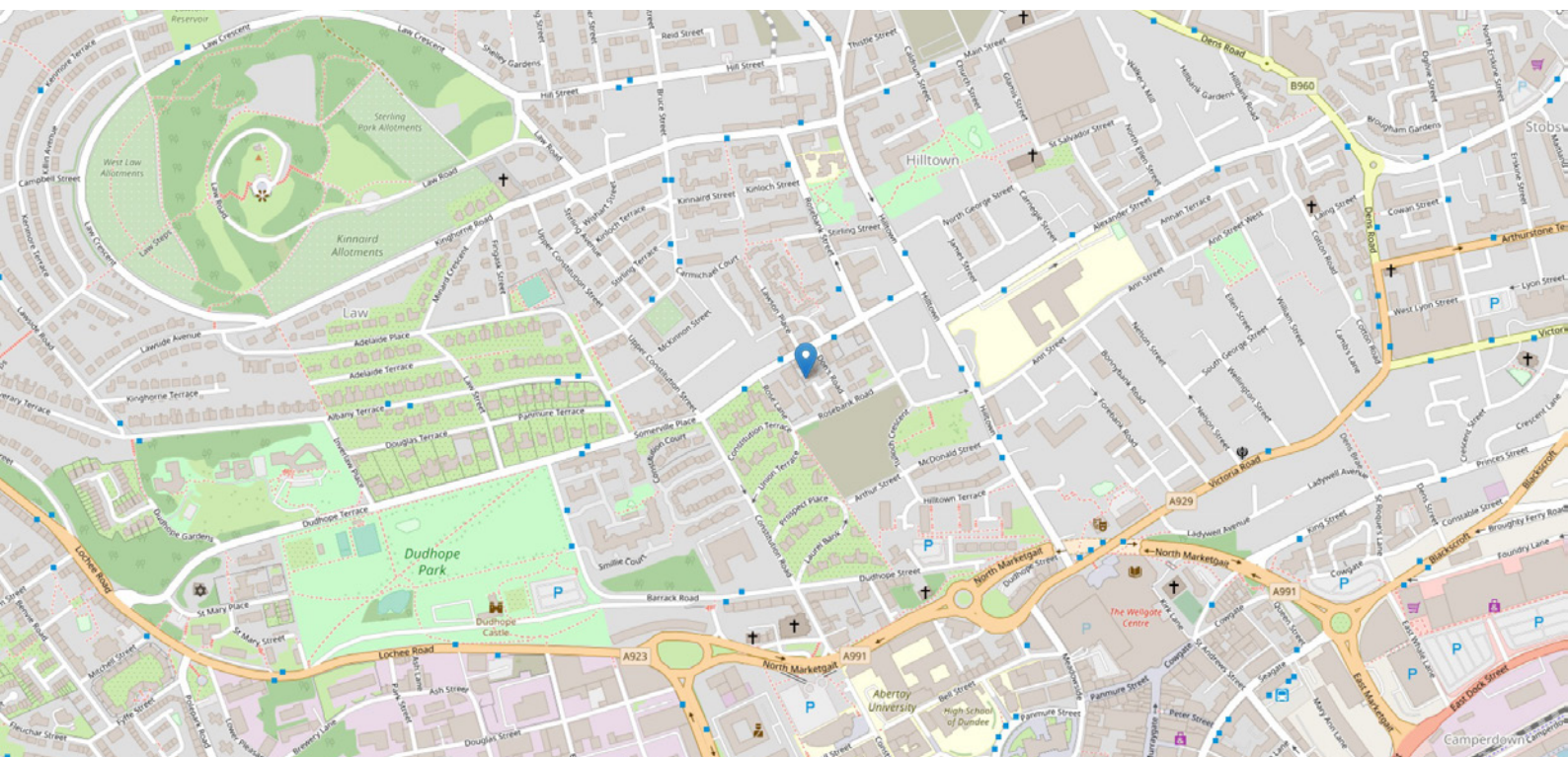


Approximate Dimensions (Taken from the widest point)

Lounge 4.50m (14'9") x 3.30m (10'10")  
 Kitchen 2.60m (8'6") x 2.00m (6'7")  
 Shower Room 2.00m (6'7") x 1.80m (5'11")

Bedroom 1 3.20m (10'6") x 2.80m (9'2")  
 Bedroom 2 2.80m (9'2") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre 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. Carnoustie, with its world-famous golf course, which hosted the Open in 1999 and again in 2007, is very easily reached. There are a number of other fine links courses in the area 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. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of "Jute, Jam and Journalism" which has recently undergone regeneration at the waterfront to include the new Victoria and Albert Museum, a Malmaison Hotel and an upgraded harbour area. Captain Scott's ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour.

The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible.



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