




McEwan Fraser Legal

Solicitors & Estate Agents

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DUNDEE, ANGUS, DD4 7TG



DUNDEE

ANGUS

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. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

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.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.



85 ABOYNE AVENUE

DUNDEE

Part exchange may be available whether you are upsizing or downsizing, ask us for details. McEwan Fraser Legal is delighted to present this two-bedroom, mid-terraced home. Welcome to your next project – a charming two-bedroom mid-terraced villa awaiting a new owner to restore it to its full potential. Nestled in a friendly and established neighbourhood, this property offers an ideal opportunity to create a home tailored to your taste and style.

This villa is perfectly positioned with convenient access to essential amenities. Located in a community-oriented area, you'll find schools, shops, and public transport links within easy reach, making it a practical choice for families and professionals alike. The surrounding neighbourhood is known for its welcoming atmosphere and strong sense of community.

The home itself features generously proportioned gardens at both the front and back, offering ample outdoor space for gardening, relaxation, or entertaining. Imagine transforming these areas into your personal oasis, perfect for enjoying

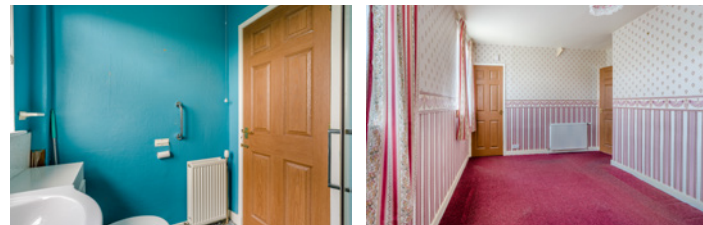
sunny days or hosting gatherings with family and friends.

Inside, the villa boasts two spacious bedrooms, providing plenty of room for comfort and personalization. The shower room adds to the convenience, making daily routines smooth and efficient. The potential to reimagine these spaces to suit your needs and preferences is endless, allowing you to infuse the home with your unique style.

While the villa does require some attention to bring it back to its true glory, this presents a fantastic opportunity for those with a vision. Whether you're a first-time buyer looking to create a bespoke living space or an investor seeking a promising project, this home has much to offer.

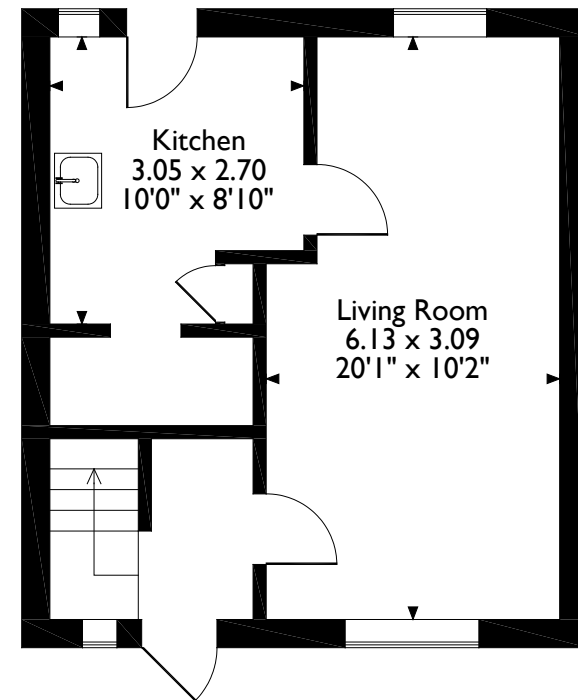
Don't miss the chance to breathe new life into this property and make it your own. With its solid structure and excellent location, it's ready to become a beautiful, personalized haven. Schedule a viewing today and start imagining the possibilities that await in this charming mid-terraced villa.





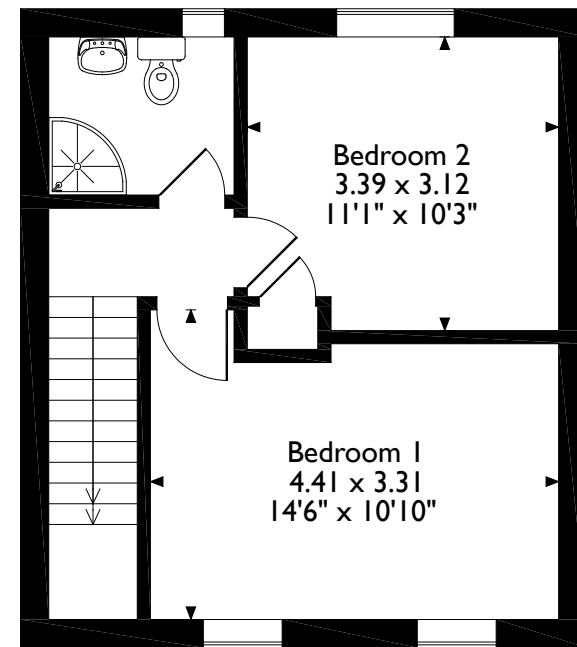
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Kitchen
3.05 x 2.70
10'0" x 8'10"

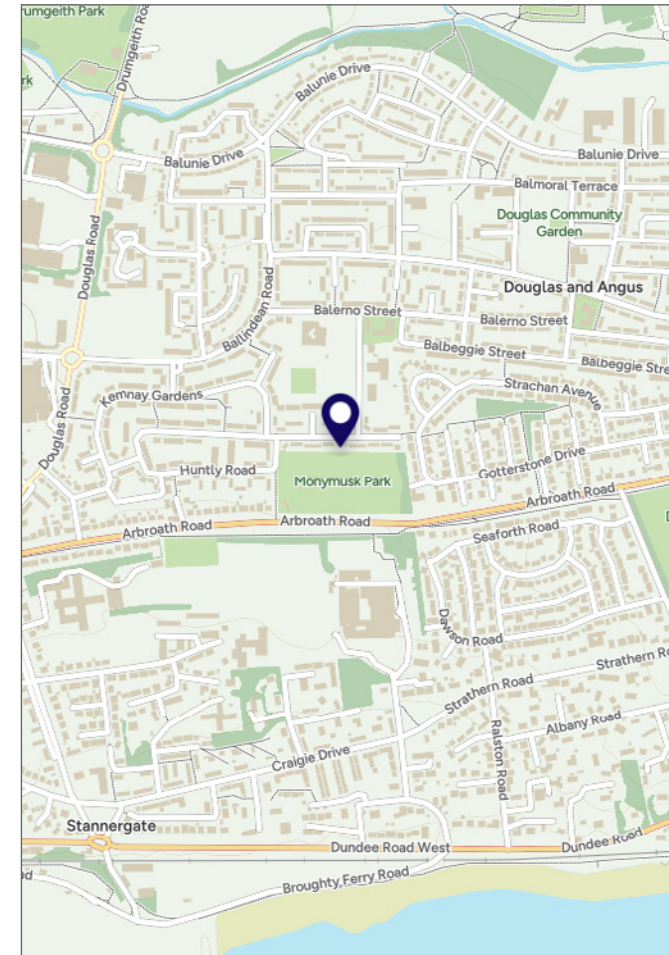
Living Room
6.13 x 3.09
20'1" x 10'2"



Bedroom 2
3.39 x 3.12
11'1" x 10'3"

Bedroom 1
4.41 x 3.31
14'6" x 10'10"

Gross internal floor area (m²): 66m²
EPC Rating: C





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Part
Exchange
Available

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