



Beautifully presented three-bedroom semi-detached home in a desirable neighbourhood



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McEwan Fraser Legal is delighted to present this meticulously presented three-bedroom semi-detached villa, a home that epitomizes quality and elegance. Situated in a desirable neighbourhood, this property offers a blend of comfort, style, and practicality, making it an ideal choice for families and professionals alike.

Located in a well-established area, this home benefits from excellent amenities within easy reach. You'll find a range of local shops, cafes, and essential services nearby, ensuring convenience for your everyday needs. The area is also well-served by public transport, making commuting straightforward and stress-free.

THE LOUNGE



This villa is beautifully maintained and completed with high-quality finishes throughout. The elegantly proportioned lounge boasts a dual aspect over the gardens, providing a bright and airy space for relaxation and entertaining. A stove adds a charming focal point, creating a cosy atmosphere during the cooler months.

THE KITCHEN



The modern kitchen is fresh and well-equipped, featuring a door that opens to the neatly landscaped rear garden. This outdoor space is perfect for alfresco dining, gardening, or simply unwinding in a serene environment. The family bathroom, located on the ground floor, is stylishly appointed and conveniently accessible.



Upstairs, the home offers three spacious bedrooms, each providing ample space and comfort. These rooms are versatile, allowing for various configurations to suit your needs, whether it's a family, guests, or a home office setup.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



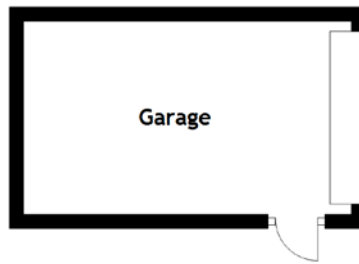
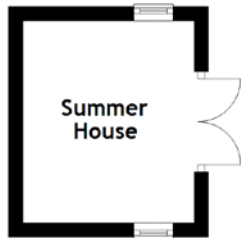
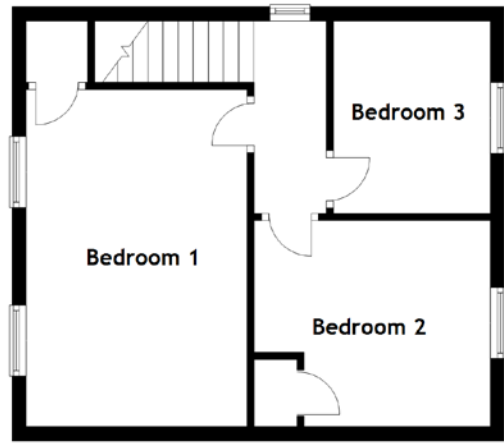
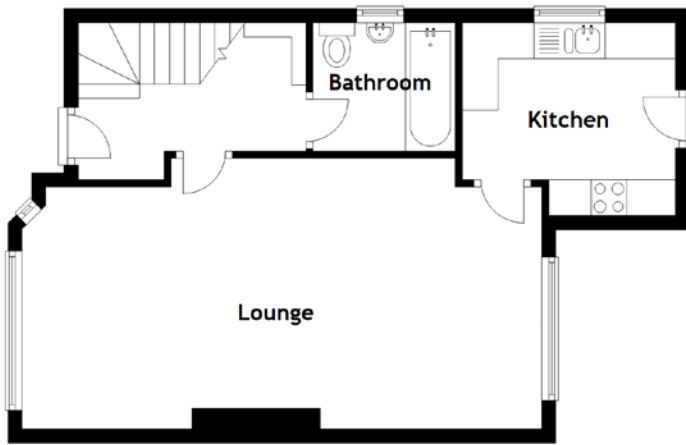
Externally, the property includes a garage and a drive, ensuring plenty of parking space. The addition of a summer house in the garden offers a delightful retreat, perfect for use as a home office, studio, or relaxation space. The crisp and neat gardens at the front herald the entrance to this impeccable home, welcoming you with their well-tended beauty.

Ready for you to move in, this home combines modern living with elegant design. Experience the perfect balance of style and functionality in a location that offers both convenience and a sense of community. Schedule a viewing today and discover the charm and quality of this exceptional semi-detached villa.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

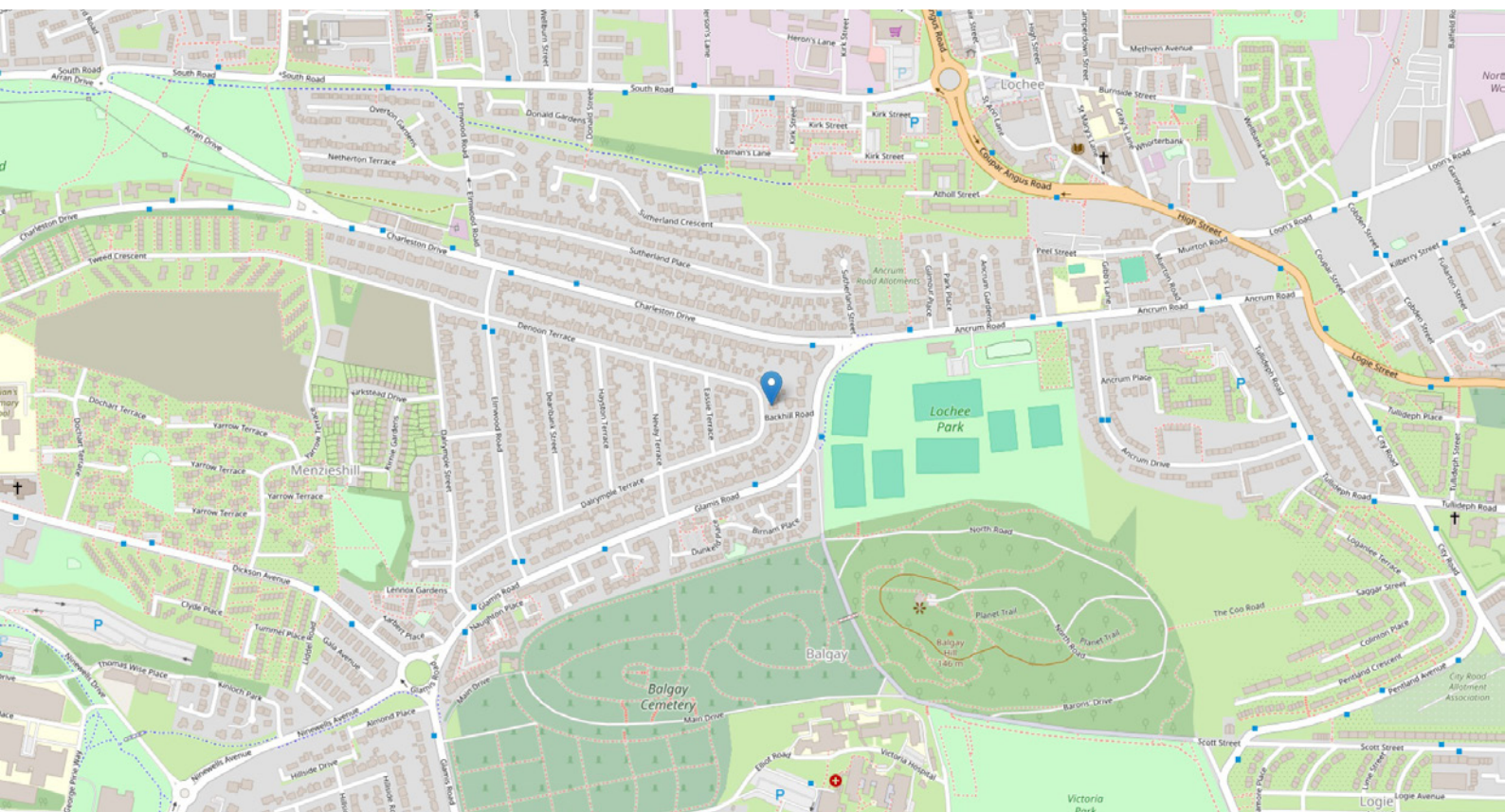


Approximate Dimensions (Taken from the widest point)

Living Room 4.24m (13'11") x 3.66m (12')
 Kitchen 2.14m (7') x 1.98m (6'6")
 Bathroom 2.07m (6'9") x 1.59m (5'3")

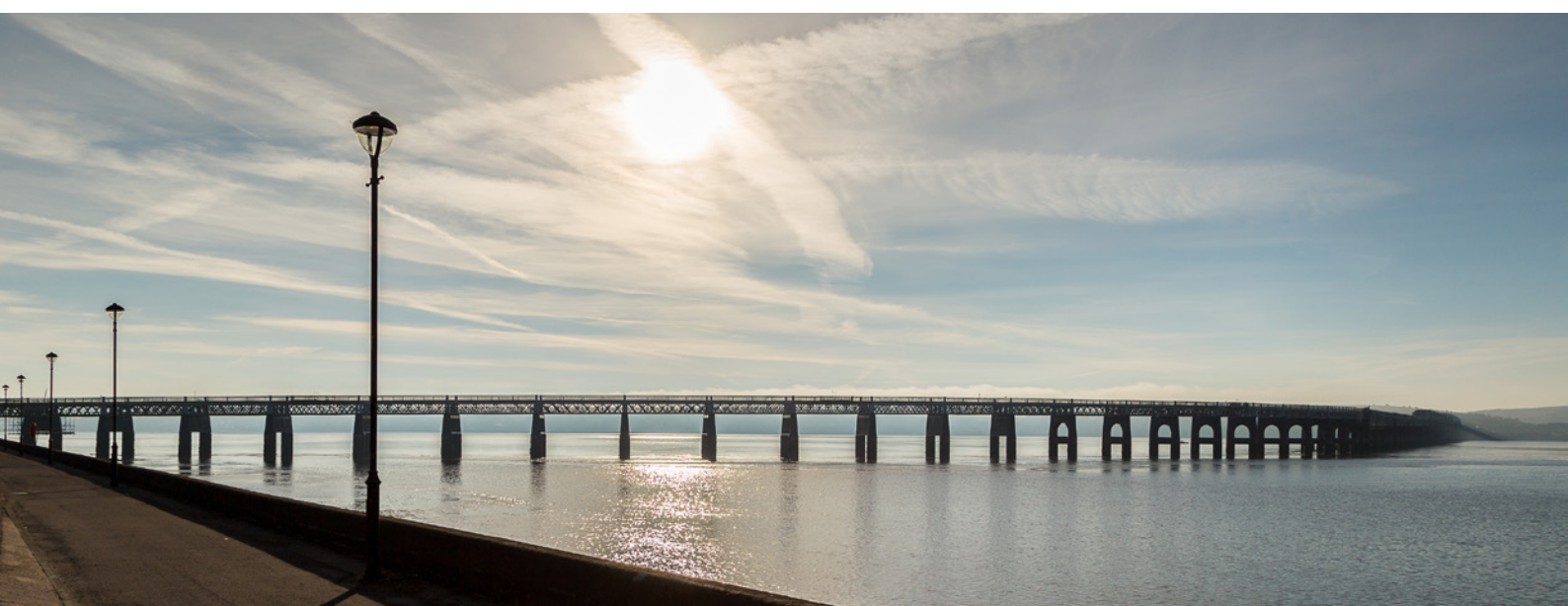
Bedroom 1 4.67m (15'4") x 3.31m (10'10")
 Bedroom 2 4.24m (13'11") x 2.86m (9'5")

Gross internal floor area (m²): 82m²
 EPC Rating: D



THE LOCATION

Welcome to Dundee's DD2 area, a vibrant and sought-after location that perfectly blends urban convenience with a family-friendly atmosphere. This family-sized home offers an exceptional living experience, ideally situated to take full advantage of the area's numerous amenities and attractions. DD2 is known for its excellent educational facilities, making it an ideal choice for families. The area boasts a selection of highly regarded primary and secondary schools, ensuring a high standard of education within easy reach. For those pursuing higher education, the renowned University of Dundee is also conveniently located, enhancing the academic appeal of the area.





The neighbourhood is well-served by a variety of local shops, supermarkets, and dining options, providing everything you need for daily living just a short distance away. For more extensive shopping and entertainment, Dundee city centre is easily accessible, offering a wide array of retail stores, restaurants, cafes, and cultural venues. Healthcare facilities are readily available, with several medical centres and pharmacies nearby, ensuring peace of mind for residents. The community spirit in DD2 is strong, with numerous local events and activities fostering a welcoming and inclusive environment.

Transport links in DD2 are excellent, with regular bus services and major road routes connecting you to the rest of Dundee and beyond. The nearby Dundee train station offers direct routes to key cities such as Edinburgh, Glasgow, and Aberdeen, making commuting and travel straightforward and convenient.

Outdoor enthusiasts will appreciate the abundance of green spaces and recreational facilities in the area. The picturesque Camperdown Park, with its extensive grounds, wildlife centre, and play areas, provides a perfect setting for family outings and leisurely strolls. Additionally, the beautiful Riverside Nature Park offers stunning views over the River Tay and is ideal for nature walks and birdwatching.



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