







# Dundee

DD2 3TG

Rosemount Road is located in a well established and sought after residential area of Dundee and within good proximity to the Kingsway for access in all directions.

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established center of excellence in education and life sciences and is renowned for its 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.

The Town of Carnoustie, with its world-famous golf course, is easily reached by car. The area provides a number of other fine links courses 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. To the North Lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre.

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 & Albert Dundee' museum. 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







# 292 Rosemount Road

DUNDEE, DD2 3TG

This desirable and elegant and spacious two bedroom semi-detached home has been beautifully maintained and presented to the market in immaculate condition.

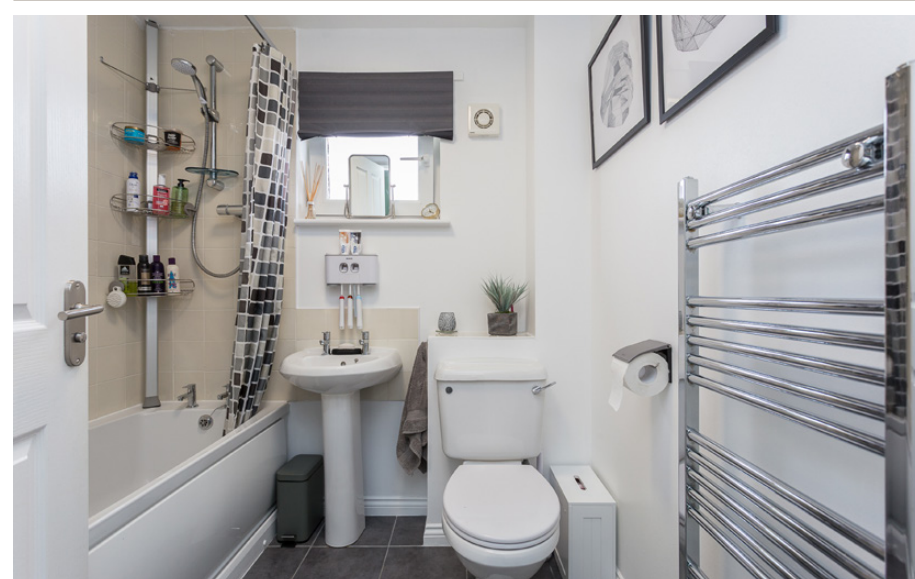
Approach the property from the monobloc drive entering by the main door. From the main reception hall, access is given into the lounge. On the ground floor of this impressive home are the lounge, dining kitchen and utility room along with a guest cloakroom. The upper floor holds two bedrooms and the family bathroom.

The kitchen is stunning in cream and the space to the back door has been cleverly used to add feature and utility. There is plenty of room for the dining table here too. The lounge has a recessed bay window to the front of the house. Double doors open to the dining kitchen creating dual aspect over the gardens and flooding the living space with natural daylight.

Externally there is a drive to the front for off-street parking and gardens to the front and back have been designed to be enjoyed. Overall, this home exudes a sense of calm and elegant comfort with quality fittings. This home will be popular!

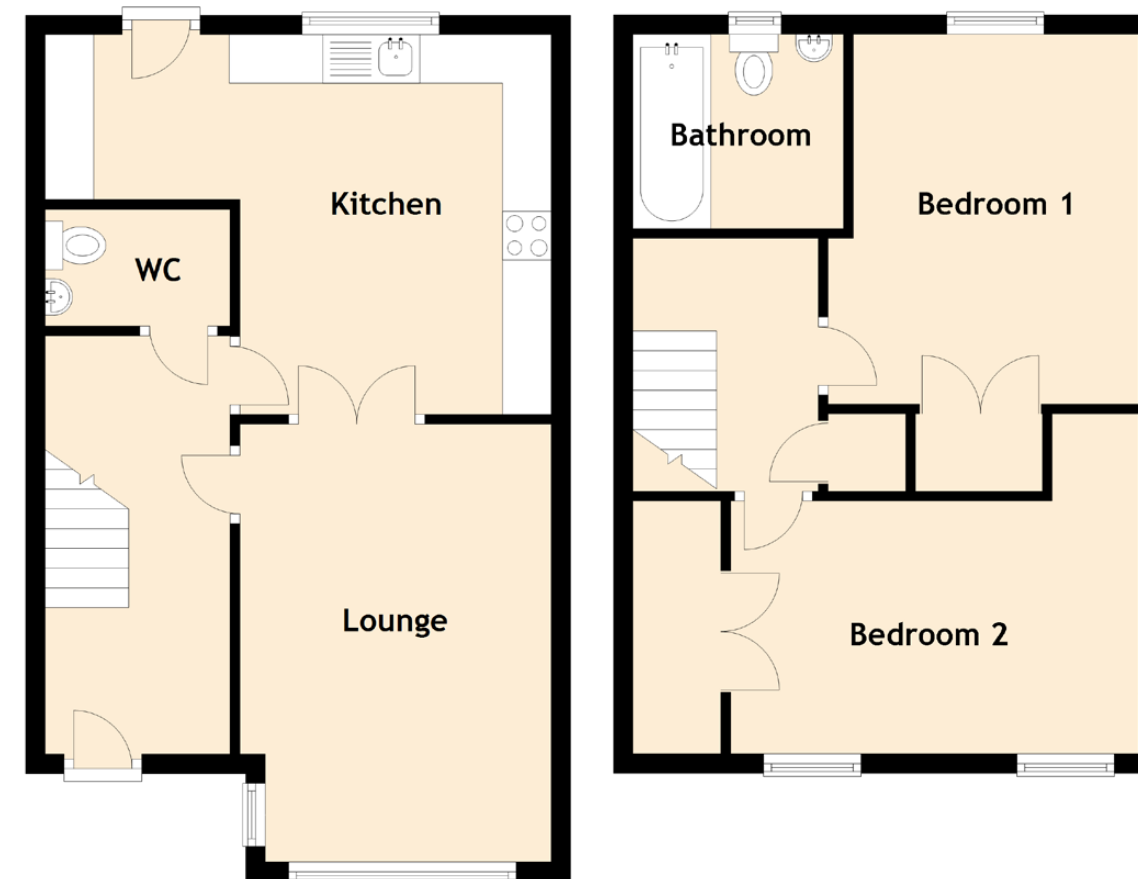






# Specifications & Details

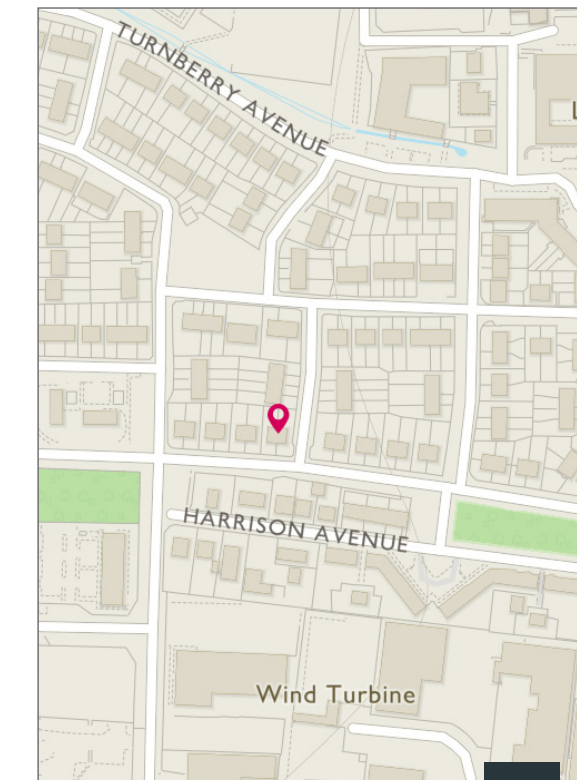
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.20m (10'6")
Kitchen	5.20m (17'1") x 3.90m (12'10")
WC	1.90m (6'3") x 1.20m (3'11")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 81m² | EPC Rating: C







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer