



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01382 721 212

**30 Melrose Terrace**

DUNDEE, ANGUS, DD3 7QW





# THE LOCATION

*Dundee, Angus*

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, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. 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. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee and Abertay Universities are 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.





# THE PROPERTY

## 30 Melrose Terrace

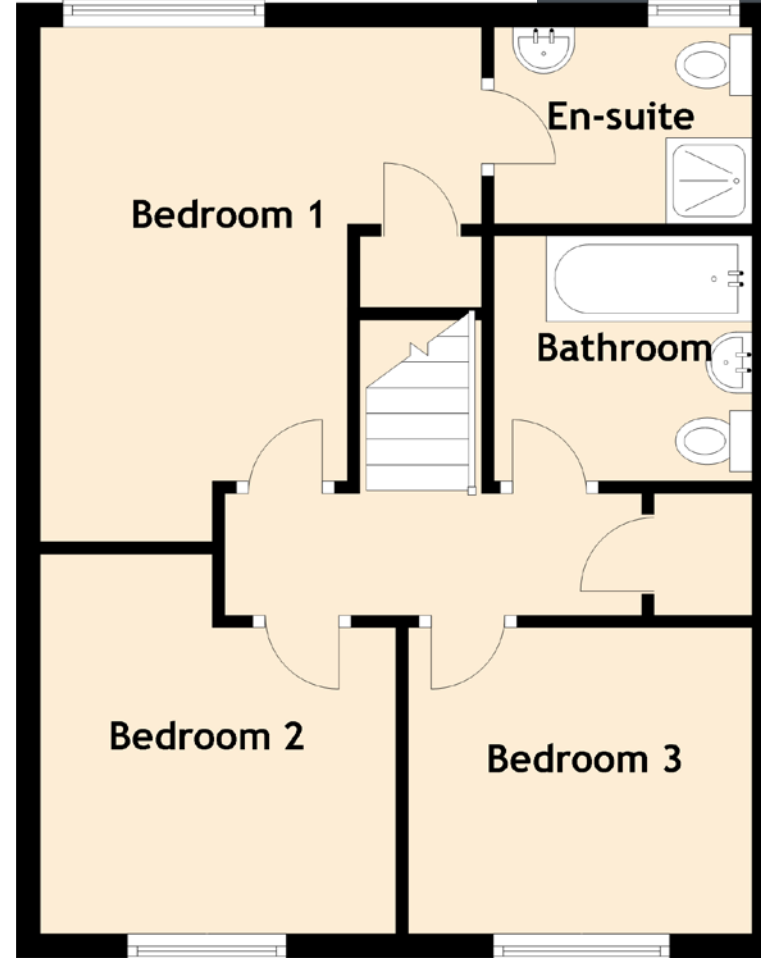
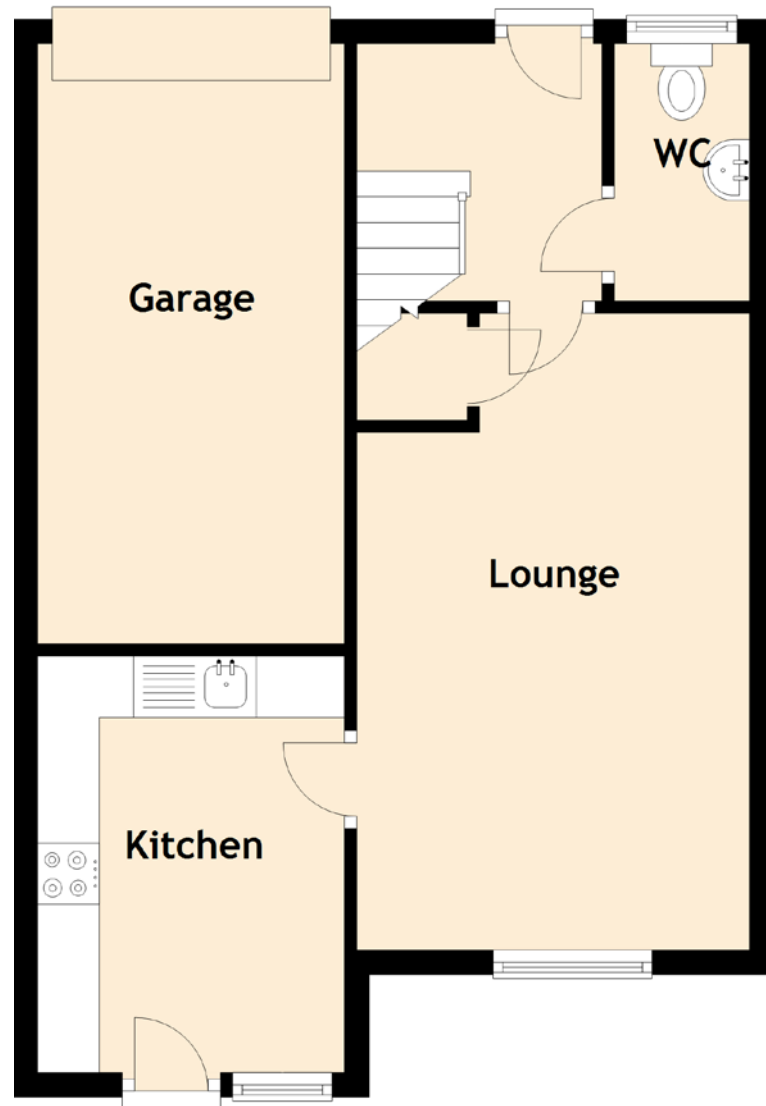
This delightful semi-detached home has been beautifully maintained and presented to create a comfortable family home. Offered in a walk-in condition, this home offers spacious accommodation over two floors. On the ground floor, the accommodation comprises; guest cloakroom, lounge, and kitchen.

The lounge is modern and cosy with a carpeted floor and a window to the back garden. A door opens from here into the kitchen providing a good sense of flow. The kitchen provides ample units at both floor and wall level and includes a hob, built under oven and cooker hood.

A door opens to the back garden. On the upper floor are three bedrooms and the bathroom. The primary bedroom enjoys an en-suite shower room. The bathroom is spacious with a bath, wash hand basin and pedestal and toilet.

Externally there is parking for two cars to the front with a single garage. The back garden is enclosed by wooden fencing and is believed to be child and pet friendly. A deck has been created to enjoy the outdoor space and the remainder is laid to lawn and shrub beds.





# THE DETAILS

*Floor Plan - Dimentions - Map*

Lounge	5.20m (17'1") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")
WC	2.10m (6'11") x 1.10m (3'7")
Garage	4.90m (16'1") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C







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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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**JAYNE SMITH**  
 Surveyor



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**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer