

# 26 Symers Street

DUNDEE, DD3 9EZ



*A remarkable opportunity to acquire a spacious semi-detached property located in the sought-after area of Downfield*



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McEwan Fraser Legal is delighted to present a remarkable opportunity to acquire a spacious semi-detached property located in the sought-after area of Downfield. This charming residence offers an abundance of potential and boasts an impressive layout across two floors. As you step inside, you are greeted by a thoughtfully designed ground floor that features three generously proportioned bedrooms, perfectly suited for accommodating a growing family or hosting guests.

# THE LOUNGE/DINER



The main living area on the ground floor encompasses an L-shaped lounge, providing an inviting atmosphere for relaxation and entertaining. Adjacent to the lounge is the dining room, where cherished memories can be created during family meals or gatherings.



# THE KITCHEN



The functional kitchen, situated nearby, offers ample space for culinary pursuits and culinary creations. Completing the convenience of the ground floor is a family bathroom with a bath and a shower cubicle.





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM







Ascending to the upper floor, a spacious family room awaits, providing a versatile space that can be customized to suit individual needs. This area presents the perfect opportunity to create a private retreat, or an entertainment zone, catering to your unique lifestyle requirements. In addition, there is excellent storage in the eaves.

# THE FAMILY ROOM





Externally, this property boasts a garage, offering secure parking and additional storage solutions. To the rear of the property, enchanting gardens beckon, providing an outdoor haven where green thumbs can flourish or where cherished moments can be spent with loved ones in the fresh air.

While it is important to note that this home requires upgrading and some repairs, the substantial size and overall layout of the property make it an excellent canvas for those seeking to transform it into their dream home. The untapped potential that this property possesses allows for endless possibilities to create a personalized sanctuary that aligns with individual tastes and preferences.

In conclusion, this spacious semi-detached property in Downfield presents an exceptional opportunity for those with a vision for customisation and renovation. With a well-designed layout, multiple living areas, and the added advantage of a garage and gardens, this property offers a wealth of potential to create a truly remarkable home. Don't miss out on this chance to turn your aspirations into reality. Contact us today to arrange a viewing and embark on the journey of transforming this property into your dream abode.

## EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

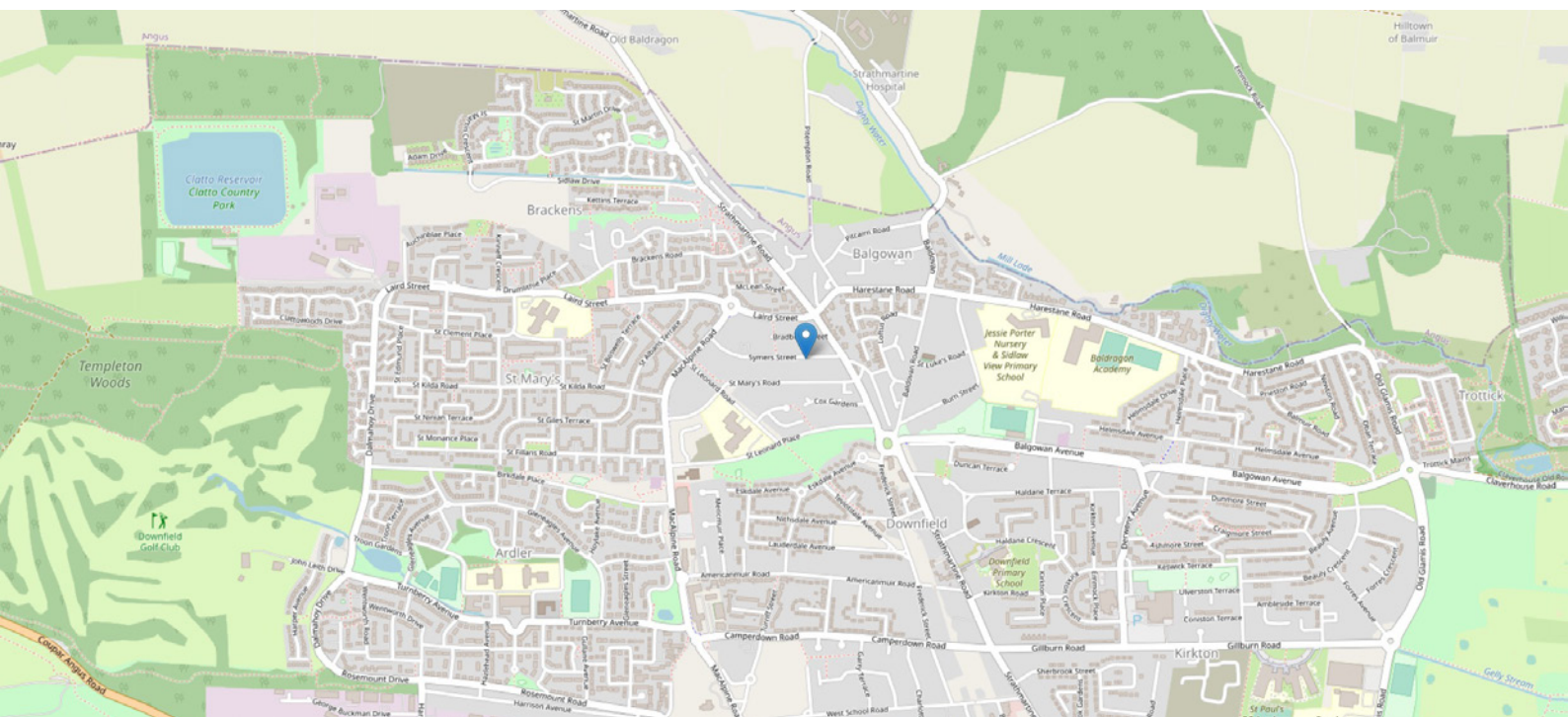
Lounge/Diner	6.10m (20') x 5.90m (19'4")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.90m (12'10") x 3.50m (11'6")
Bathroom	3.50m (11'6") x 2.60m (8'6")

Family Room  
Storage  
Workshop  
Garage

8.20m (26'11") x 4.70m (15'5")
8.20m (26'11") x 1.60m (5'3")
6.10m (20') x 1.50m (4'11")
5.70m (18'8") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 164m<sup>2</sup>

EPC Rating: F





# THE LOCATION

Nestled within the Downfield area of Dundee, this location offers a convenient and sought-after setting in the vibrant city of Dundee. Situated in the eastern part of the city, this area boasts a range of amenities and attractions, making it an ideal place to call home. DD3 9EZ benefits from excellent transport links, ensuring easy accessibility to various destinations. The nearby road networks, including the A92 and A923, provide convenient connections to neighbouring areas, as well as to major cities such as Edinburgh, Glasgow, and Aberdeen. Public transportation options are also readily available, with regular bus services operating in the vicinity, providing a hassle-free commute for residents.







This postcode area is renowned for its diverse range of amenities, catering to the needs of residents of all ages. Within a short distance, you can find a wealth of shopping options, from large retail parks and supermarkets to boutique shops and local businesses. The city centre of Dundee, with its bustling high street and modern shopping centres, is easily accessible, offering an array of fashion outlets, speciality stores, and entertainment venues. For those with families, DD3 is well-served by a selection of reputable educational institutions, including primary schools and secondary schools. Additionally, the area benefits from several parks and recreational spaces, providing opportunities for outdoor activities, leisurely walks, and moments of relaxation amidst nature.

Culture and entertainment enthusiasts will find themselves spoiled for choice in this vibrant location. Dundee is known for its rich history, and residents can explore its heritage through visits to museums, art galleries, and historic landmarks. The city is also home to an array of theatres, cinemas, and live music venues, ensuring a vibrant arts and entertainment scene for all to enjoy. With regards to healthcare facilities, Downfield benefits from proximity to well-regarded hospitals, clinics, and medical centres. Surrounding the area, you will discover a harmonious blend of residential properties, ranging from semi-detached houses to modern apartments, accommodating various housing preferences and lifestyles.

In conclusion, Downfield offers an enviable location within Dundee, combining convenience, amenities, and accessibility. With excellent transport links, a diverse range of shopping options, quality educational institutions, and a wealth of cultural and entertainment opportunities, this area provides a vibrant and fulfilling lifestyle for residents. Whether you are seeking a bustling urban experience or a serene suburban retreat, Downfield presents an attractive location that caters to a wide range of interests and aspirations.



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