



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**2 John Grahame Avenue**

CLAVERHOUSE, DUNDEE, DD4 9RF



# D U N D E E

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, a leading further education college, Ninewells Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.





# 2 JOHN GRAHAME AVENUE

Part Exchange Available!

We're delighted to offer onto the open market this generous sized family bungalow set in a generous plot within close proximity to Caird Park and walking distance to the local bus stops. The bungalow sits in a generous plot with front garden laid to lawn and enclosed by brick walling, driveway offering off-street parking for 2 cars and access to the above-average width garage with up and over door light and power.

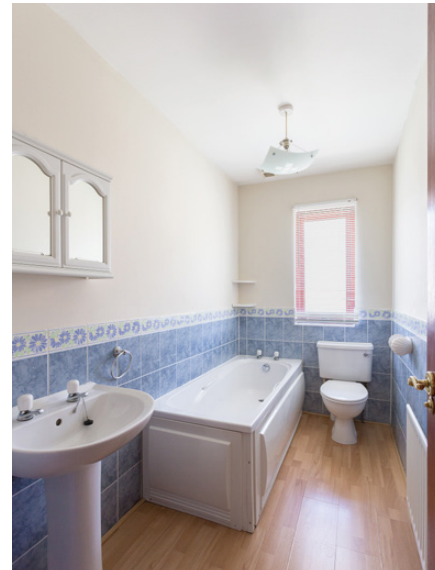
You walk-in to the property and enter the vestibule which then leads into the hallway. From here you have the living room with patio doors leading to the garden and doors leading into the dining room. The dining room has a rear aspect with a door leading back into the hallway. You could seal the door from the living room and change door and then use this room as a fourth double bedroom. The three bedrooms are all doubles in size. The master bedroom has an en-suite three-piece shower room suite and both the master and second bedroom both have fitted double wardrobes. The kitchen is fitted with a range of eye and base level units with fitted appliances including cooker, hob and upright fridge/freezer. There is a door leading out to the rear garden.

The property offers plenty of storage of the hallway, Photovoltaic roof solar panels, an electric charging point by the garage, GFCH and double glazing.

Outside is a generous sized rear garden not overlooked laid to lawn enclosed by wood panelled fencing.







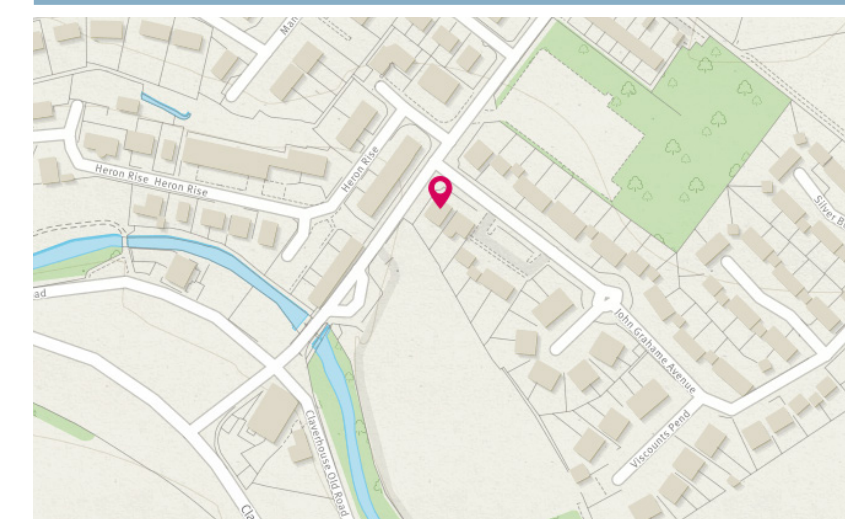
# FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	4.40m (14'5") x 2.00m (6'7")
Diner	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 2	3.20m (10'6") x 2.00m (6'7")
Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 1.50m (4'11")
Garage	6.20m (20'4") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup> | EPC Rating: B







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAMES KEET**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer

