

17 Kerrystone Court

DUNDEE, DD4 8XJ



Lovely three bedroom house in a popular residential area



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

17 Kerrystone court is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

THE LOUNGE/DINER



The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level.

The spacious open plan lounge/dining room has a front-facing window with views over the front and space for a dining table and six chairs.



THE KITCHEN



The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens.





To the upper level, there are three good sized double bedrooms, the master bedroom offers built-in wardrobes. The quality sized family shower room with shower completes the internal accommodation on offer.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM

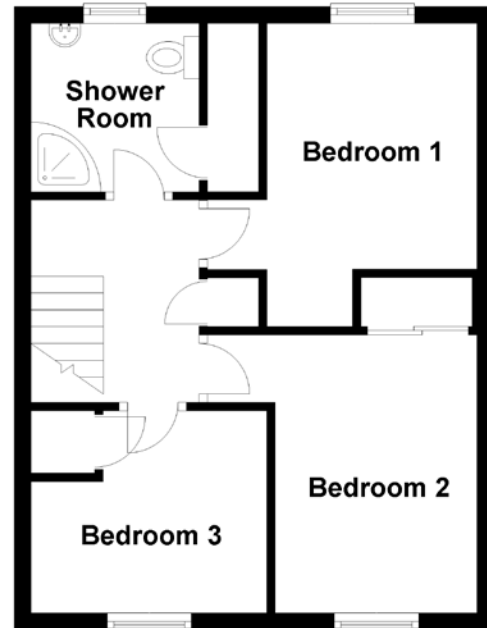
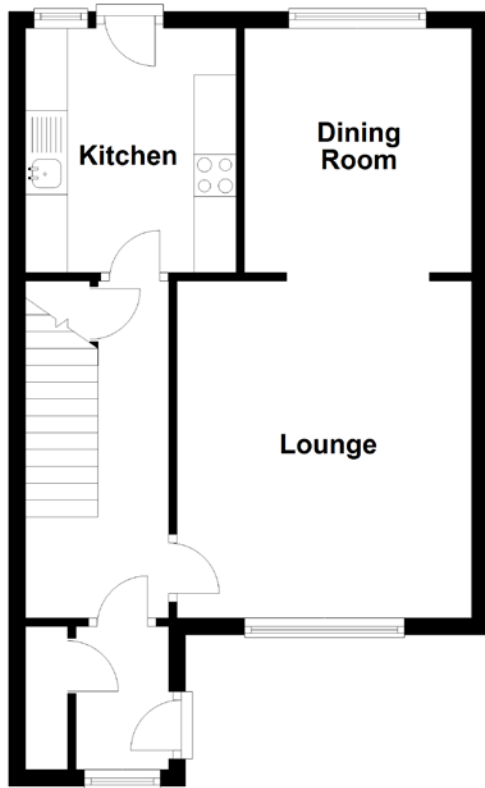


Ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



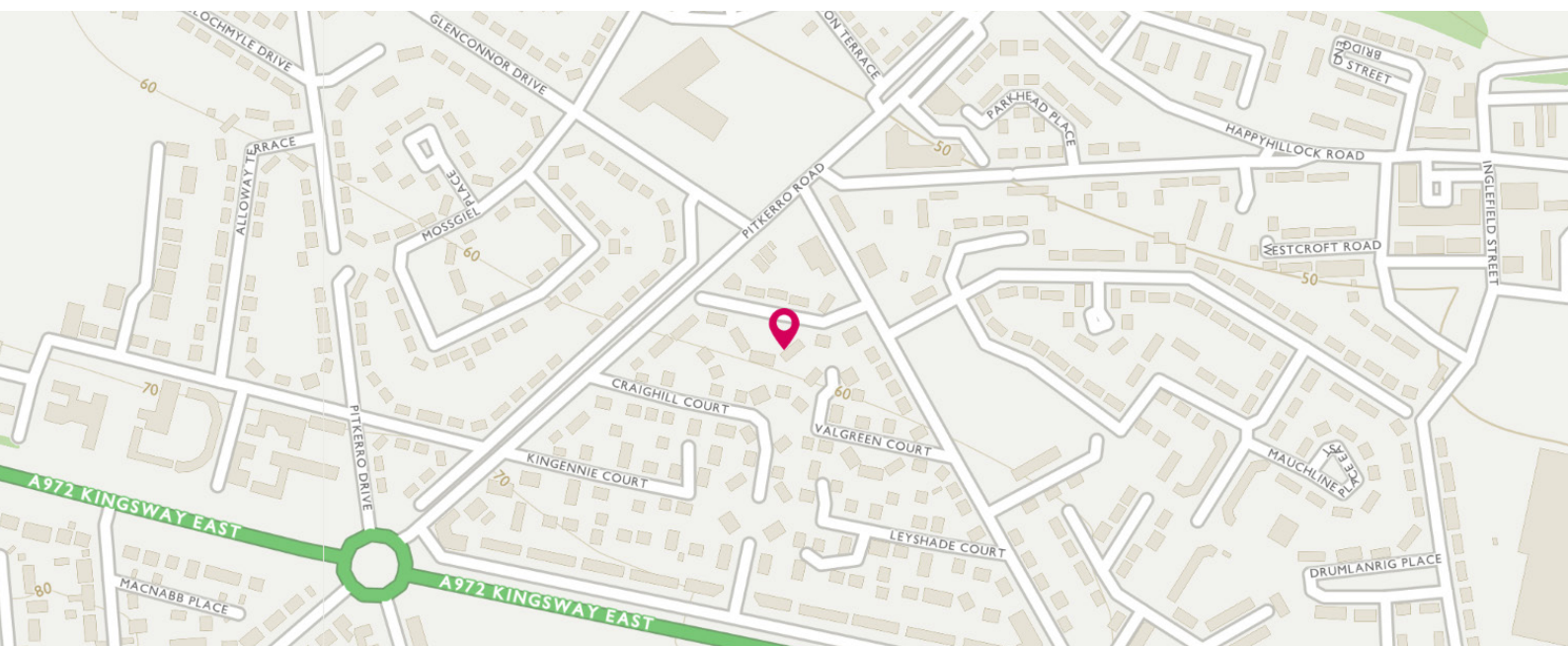
Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Dining Room	2.90m (9'6") x 2.70m (8'10")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")

Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Shower Room	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 80m²
EPC Rating: C

Extras (Included in the sale): Floor coverings and light fittings.



THE LOCATION

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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.