




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

Flat 4 Craigieburn House

47 CRAIGIEBARN ROAD, DUNDEE, ANGUS, DD4 7GA



DUNDEE ANGUS

The City of Discovery commonly known as Dundee has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion re-development of its waterfront. This includes the V&A Museum of Design Dundee, due to open in 2018. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This coupled with two world-class universities, very good schools and further education at Dundee and Angus College.

It should be noted that the property itself is just five minutes drive from central Broughty Ferry and ten minutes to the centre of Dundee.

FLAT 4

CRAIGIEBARN HOUSE

We are delighted to introduce this extremely stylish and flexible four-bedroom first-floor apartment, as part of an original Arts and Crafts House. The property was once occupied by the UK War Ministry Office, Caledonian Sector Control, and used as a communications site during the Second World War. The grounds had the, now disused, Tayside bunker within it.

The property includes many unique features, many of which we will attempt to list. However, viewing really is absolutely essential in this instance to fully appreciate all the property has to offer. Spanning a large part of the first floor of this large, detached house the property also includes superb private and landscaped gardens (which are shared between properties), patio area and lawns.

The security entry system allows us into the walled garden and upon entering the property at the side of the house our journey begins. Through the vestibule into the hallway, a staircase leads us up to the first floor and along the corridor where the door to the flat is located. Walk into the entrance hallway with access to all rooms. The living room with a front aspect and views over the garden grounds is a very generous size with a dual aspect and access out onto the balcony

with covering and ample seating areas. The kitchen/breakfasting room is a generous size as are all the rooms and comprises of a comprehensive range of eye and base level units with sink unit and drainer. The room enjoys two windows looking out to the balcony, appliance space and plumbing for a dishwasher, washing machine and free-standing fridge/freezer. There is also a built-in oven and hob with integrated fridge/freezer. There is space for a large table and chairs.

There are four double bedrooms, one with fitted wardrobes and the master enjoys a three-piece en-suite shower room with newly fitted shower. The family bathroom is a generous size with bath and space for a shower if required. Completing the accommodation is a large storage room which acts as a walk-in airing cupboard but could house a lot of things.

This property, and indeed the entire building is maintained to the highest standard throughout. This care is extended to the outside of the property as well. From the orangery onto the raised decking of the patio area with cast iron fencing, the beautifully maintained hedging, lawns and shrubberies to the private car park entered through electric gates this is a stunning property.



“... EXTREMELY STYLISH AND FLEXIBLE ...”



SPECIFICATIONS & DETAILS



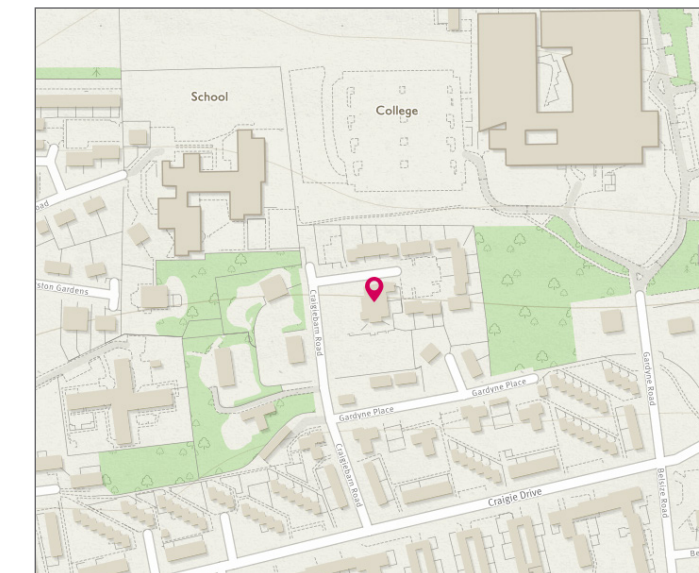
Approximate Dimensions (Taken from the widest point)

Lounge	7.50m (24'7") x 5.30m (17'5")
Balcony	4.50m (14'9") x 2.50m (8'2")
Kitchen	5.00m (16'5") x 4.30m (14'1")
Bedroom 1	6.90m (22'8") x 5.40m (17'9")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	4.20m (13'9") x 4.20m (13'9")
Bedroom 3	4.10m (13'5") x 2.90m (9'6")
Bedroom 4	4.70m (15'5") x 2.40m (7'10")
Bathroom	2.90m (9'6") x 2.50m (8'2")
Storage	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²) : 145m²

EPC Rating : D

Extras (Included in the sale) : Floor coverings, blinds and built-in appliances.





Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



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.