




McEwan Fraser Legal
Solicitors & Estate Agents
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72 Ballumbie Drive

DUNDEE, ANGUS, DD4 0NP

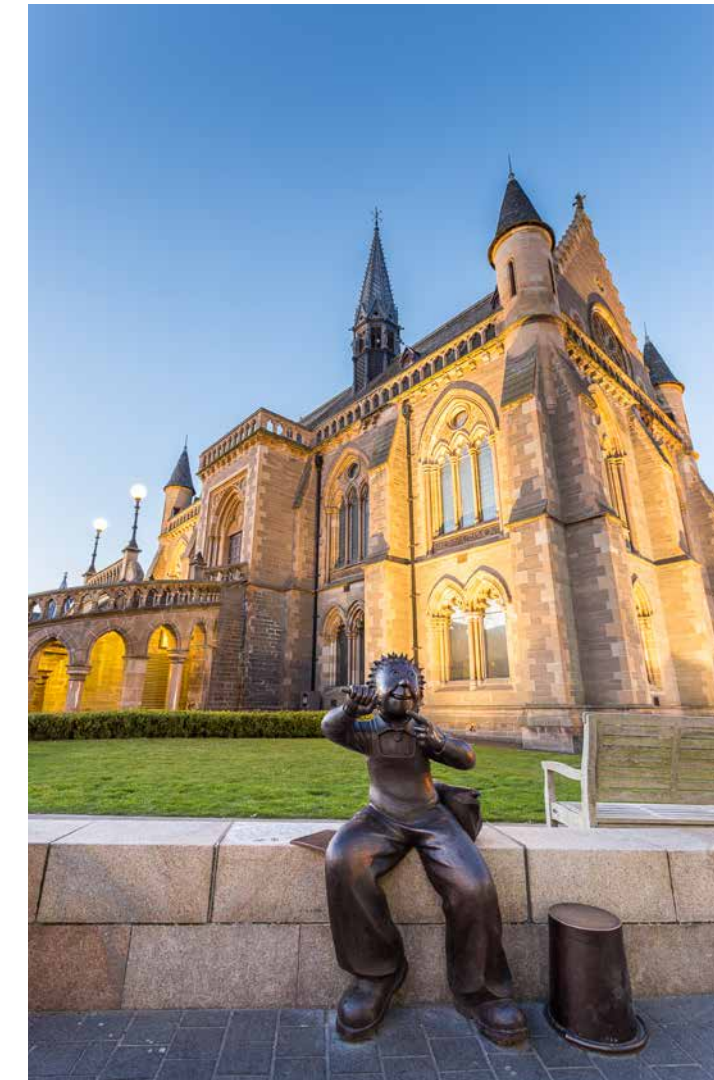


Dundee

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.

The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities.



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DUNDEE

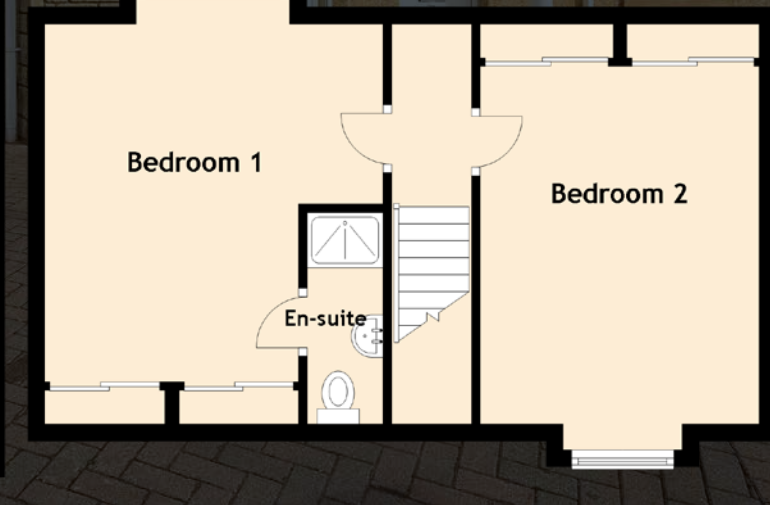
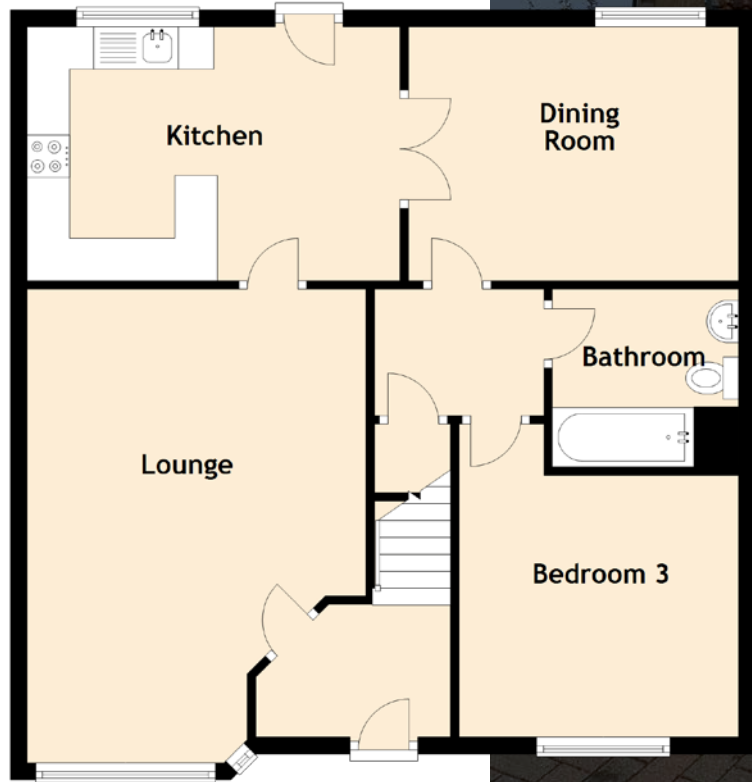
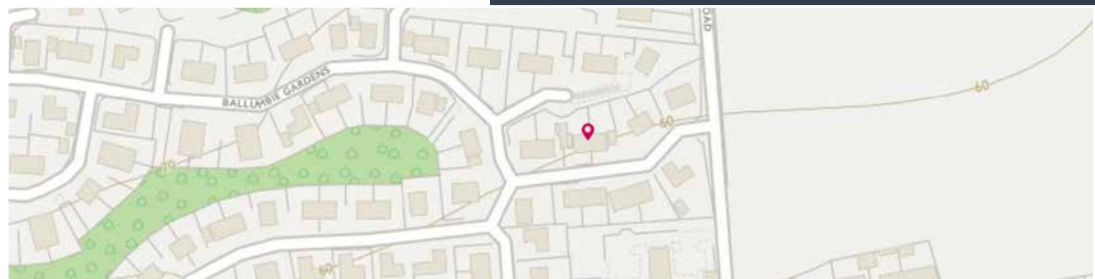
McEwan Fraser Legal is delighted to introduce to the market this prestigious home of merit to its current owners.

Internally, the house unravels to reveal capacious living space with a natural flow that culminates in the kitchen. The lounge holds a handsome bay window, the light that pours through the window invites you to explore the room's warmth and elegance. The family room is a little haven to escape to with French doors to the kitchen and another door to the hall. This was perhaps once bedroom four and could easily be re-instated as such but I am sure you agree that having a family/dining room just off the kitchen adds a contemporary touch so the house works well for a modern family. The kitchen is where the real magic unfolds. This kitchen is a thing of beauty and looks as if it is straight out of a lifestyle magazine offering a celebration of stylish and contemporary pieces that will not date.

There is even room for breakfasting. The palette of textures and colours keeps the room feeling fresh but there are high-calibre sophisticated finishes too. The result is an uplifting space for family living.

Of equal importance is the benefit of a double bedroom on the ground floor and the family bathroom. The property stretches out over two floors and a carpeted staircase rises to the first floor where we find two more spacious bedrooms and the principle bedroom en-suite. Externally a large drive will take several vehicles off-road and there is a garage with a powered door, sink and electricity, ideal for a workshop as well as the car. The secluded back garden is laid mostly to lawn with a pretty deck area to soak up the evening sunshine (when we get it) whilst the front has been landscaped with shrub beds.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.00m (13'1")
Dining Room	3.90m (12'10") x 3.00m (9'10")
Kitchen	4.40m (14'5") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 2.89m (9'6")
En-suite	2.50m (8'2") x 0.90m (2'11")
Bedroom 2	4.20m (13'9") x 3.30m (10'10")
Bedroom 3	3.70m (12'2") x 3.30m (10'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 101m²
EPC Rating: C



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Part
Exchange
Available

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Text and description
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