




McEwan Fraser Legal
Solicitors & Estate Agents
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34 Newton Road

DUNDEE, DD3 0LT

THE LOCATION

Dundee

Newton Road is situated in an established residential estate located to the north of the Kingsway and Dundee City Centre. Excellent local amenities and facilities can be found

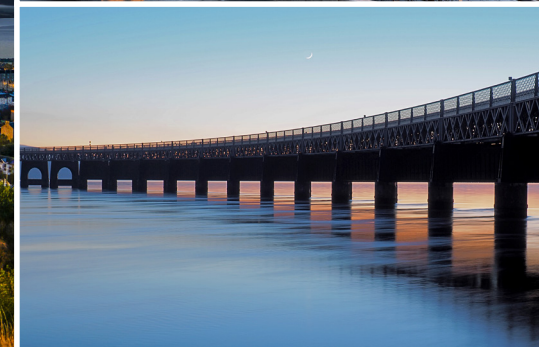
within close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach. A wide range of local shops and amenities including schools at both

primary and secondary are close by. The area is serviced by an excellent bus route with easy access to all parts of the City. 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 of the family.



34 NEWTON ROAD

Dundee

PART EXCHANGE IS AVAILABLE. McEwan Fraser Legal is delighted to introduce this highly desirable semi-detached home with two bedrooms. Be prepared to be 'wowed'! On arrival, the front door opens onto the hall with a

carpeted staircase giving access to the upper level and offering good under-stair storage. The lounge is impressive in its proportions and presentation with a dual aspect over the gardens. The room feels spacious and modern

with ample room for free standing furniture including a dining table and chairs. The kitchen offers a range of modern, gloss wall and base units with an attractive work surface and coordinated splash-back. A door here leads

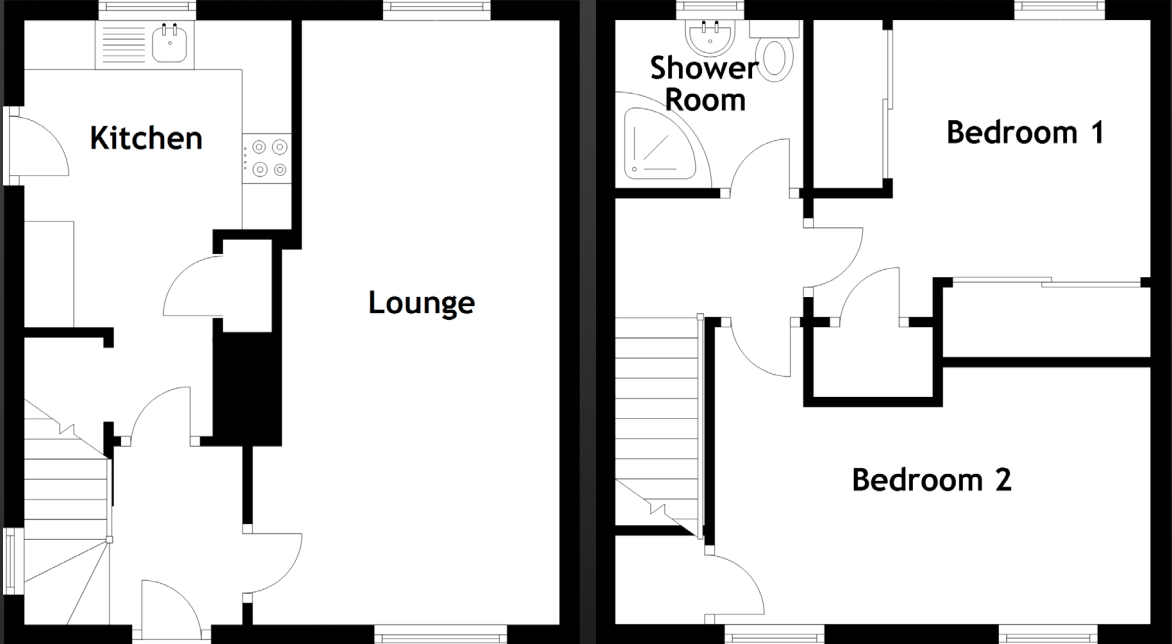
to the rear garden. Upstairs are two double bedrooms. The family shower room continues to add surprise with a modern gloss vanity storage as well as a walk-in shower cubicle. Externally there is garden ground to the front

with a monobloc drive capable of parking several cars. The front garden is neatly bounded by painted brick walls with pier caps. The garden to the back of the house is a delight with a newly laid patio and a handsome mix of gravel areas,

patios and artificial turf, all designed for easy maintenance. There is also an area sectioned off for privacy and currently holds a hot tub (not included in the sale).



BEDROOMS & Shower Room

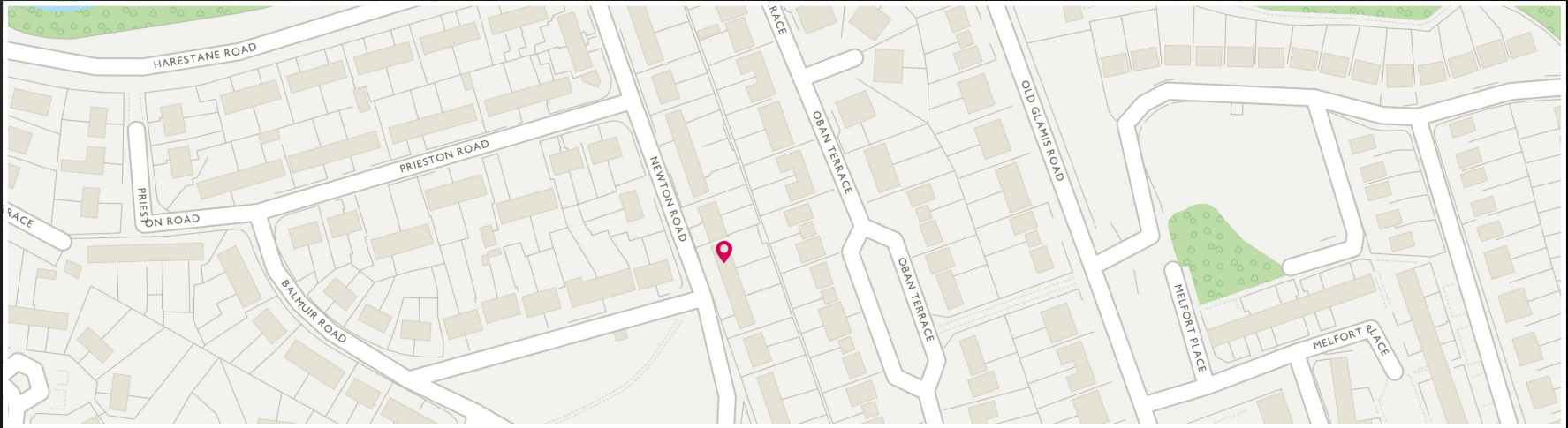


Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 6.10m (20') x 3.10m (10'2") |
| Kitchen | 4.20m (13'9") x 2.70m (8'10") |
| Bedroom 1 | 3.40m (11'2") x 3.00m (9'10") |
| Bedroom 2 | 4.40m (14'5") x 3.20m (10'6") |
| Shower Room | 1.90m (6'3") x 1.70m (5'7") |

Gross internal floor area (m²): 66m²

EPC Rating: D





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Part
Exchange
Available

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