

# 26 Symers Street

DUNDEE, ANGUS, DD3 9EZ



*Luxuriously refurbished and ready to move into, spacious living with style and versatility*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



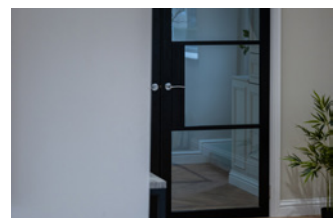
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this fully refurbished and extended semi-detached home, which offers an impressive blend of space, style and modern comfort. Spanning approximately 192 square metres over two levels, the property has been finished to a luxurious standard and is presented in true walk-in condition, making it an exceptional opportunity for those seeking a home that requires no further work.

# THE LOUNGE



The ground floor opens with a welcoming hallway leading to a bright and spacious lounge with dining area, a beautifully fitted kitchen, and a versatile living room which could also serve as a fifth bedroom.

# THE KITCHEN



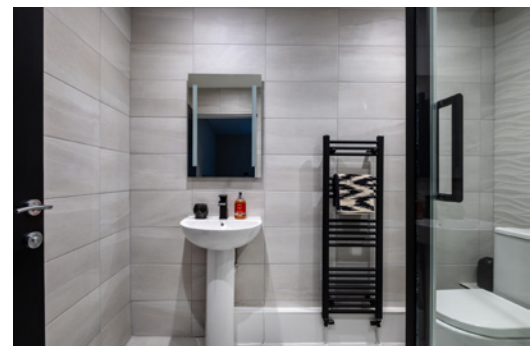
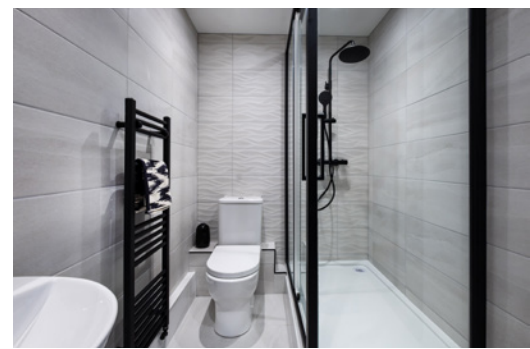
a beautifully  
fitted kitchen





Two additional bedrooms are located on this level, one featuring a stylish en-suite shower room, along with a contemporary family bathroom.

# GROUND FLOOR BEDROOM & EN-SUITE



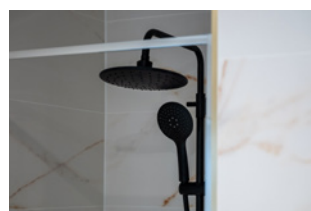


# GROUND FLOOR BEDROOMS





# THE BATHROOM





Upstairs, the accommodation continues with two generously proportioned bedrooms, each with its own modern en-suite shower room, offering privacy and convenience for family and guests alike. Throughout, the finish is of the highest quality, with elegant proportions and thoughtfully designed living spaces that balance comfort with contemporary style.

## FIRST FLOOR EN-SUITE





# FIRST FLOOR BEDROOMS





Externally, the property is complemented by extensive rear gardens, providing both space for relaxation and outdoor entertaining, while also allowing access to a drive offering off-road parking. This is a truly impressive home that combines versatility, luxury and practicality in equal measure.

# EXTERNALS & VIEWS







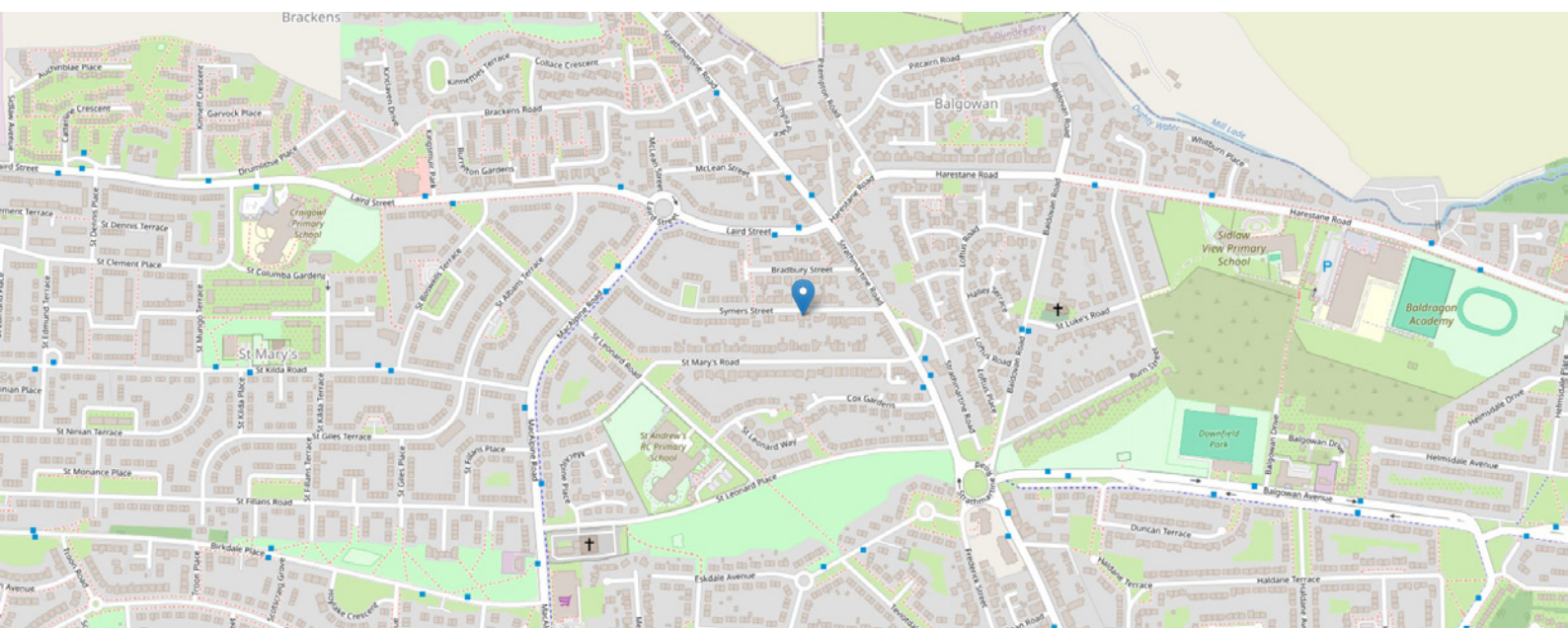


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 192m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Located on the south side of Symers Street, this property enjoys a well-established setting within the popular Downfield district, just four miles north of Dundee city centre.







The surrounding area offers a blend of traditional and modern homes, creating a welcoming residential community. A full range of amenities can be found close at hand, including local shops, supermarkets, schools and leisure facilities, ensuring day-to-day convenience. Excellent public transport links provide quick access to Dundee city centre, while the wider road network connects easily to neighbouring towns and beyond. This location combines the benefit of a settled neighbourhood with the advantage of being within easy reach of the city's vibrant shopping, cultural and business districts.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account 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.