

42 Watson Street

DUNDEE, DD4 6BN



*FIVE BEDROOMS AND THREE FLOORS
OF FLEXIBLE LIVING IN DUNDEE*



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McEwan Fraser Legal is delighted to present this 5-bedroom townhouse with space to grow in an established Dundee location. Offering an impressive approximately 123 square metres of accommodation arranged over three floors, this mid-terraced townhouse presents a compelling opportunity for anyone looking for generous space and flexibility in Dundee.

With five bedrooms, a separate lounge, a kitchen and dining room, a ground floor cloakroom and a private rear garden, the property offers a layout that can adapt to the changing needs of modern life.

The ground floor provides a welcoming entrance hallway leading through to the kitchen and dining room. This is a practical everyday space, with room for preparing meals and gathering around the table, while the separate cloakroom with WC is a useful addition that helps keep the upper floors dedicated to living and sleeping.





On the first floor, the lounge provides a comfortable place to relax, away from the activity of the kitchen. This level also has one bedroom and two further single bedrooms, offering flexibility for family members, guests or a home office.









The accommodation continues on the second floor, where two additional bedrooms sit alongside the family bathroom with WC. The arrangement across three levels creates a welcome sense of separation between different parts of the home and provides options that are not always available in a traditional two-storey property.

With five bedrooms in total, the house offers considerable versatility. The additional rooms could accommodate a larger household, provide dedicated study or hobby space, or allow visitors to stay comfortably without compromising the main living areas.

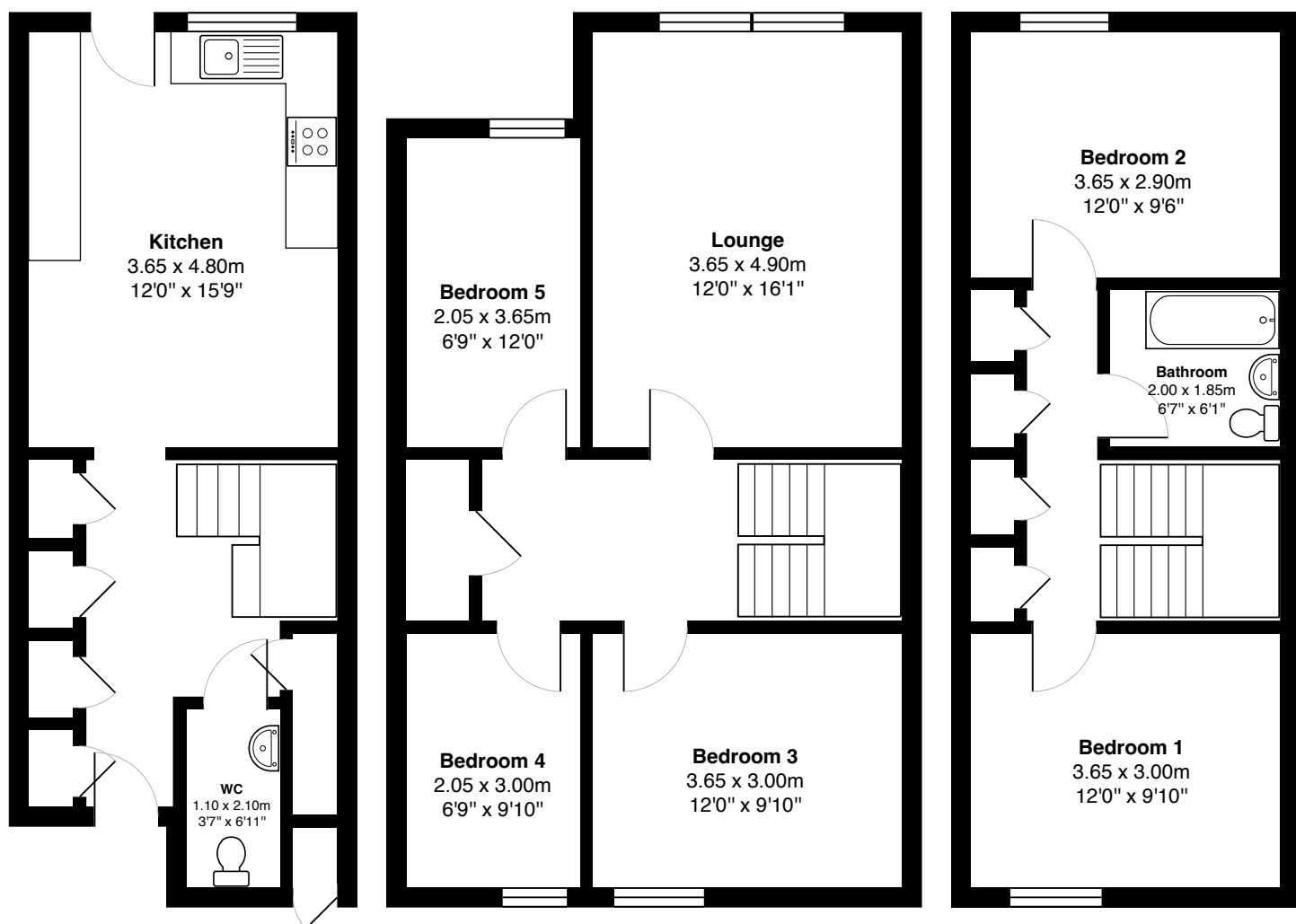
The Property



Bedroom 1







Gross internal floor area (m²): 123m²

EPC Rating: C

Floor Plan



Outside, the property has a private rear garden laid with artificial grass, providing a defined outdoor space for sitting out and enjoying the warmer months without the upkeep associated with a traditional lawn. Masonry walling, timber fencing and metal fencing form the boundaries. The front entrance is approached by steps and a public footpath, while a shared pend runs along the gable.

Gas central heating serves the main apartments, with radiators fitted with individual thermostatic valves to allow room temperatures to be adjusted to suit different needs.

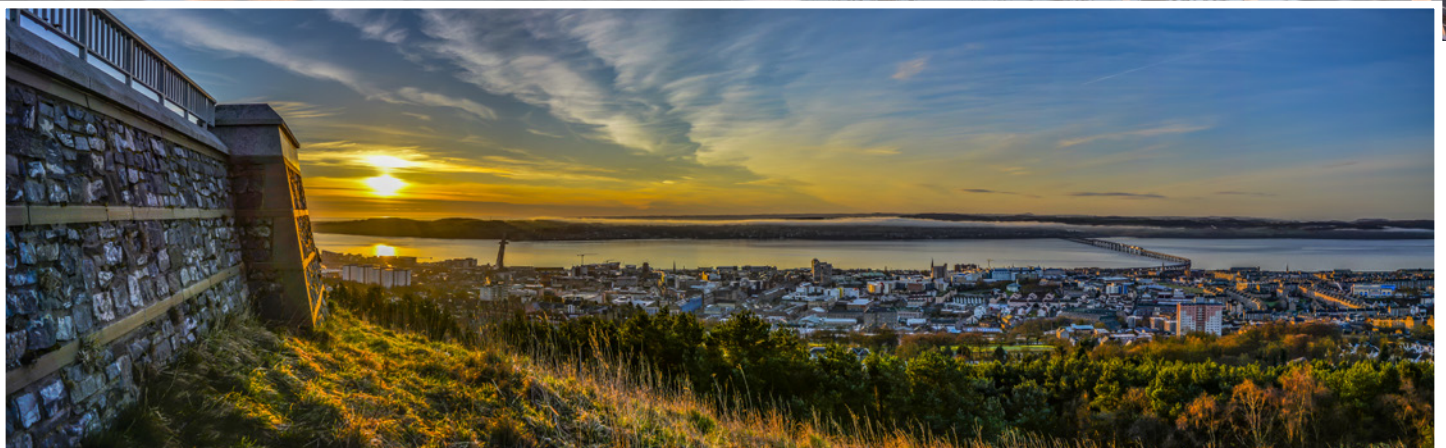
The Property



The location is another practical advantage. Watson Street sits within an established residential area approximately two miles north east of Dundee city centre, with Glebelands Primary School directly opposite. A range of local amenities is within easy reach, while the wider city offers an extensive choice of shopping, employment, education, leisure and transport facilities.

For those who need more than the standard three-bedroom layout, this property offers a particularly useful combination of accommodation and flexibility. Five bedrooms, three floors of living space, a separate lounge, a kitchen and dining room and a private rear garden make this a home with plenty of possibilities, whether space is needed for family life, working from home or simply having room to spread out.

The Location



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. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

The Location

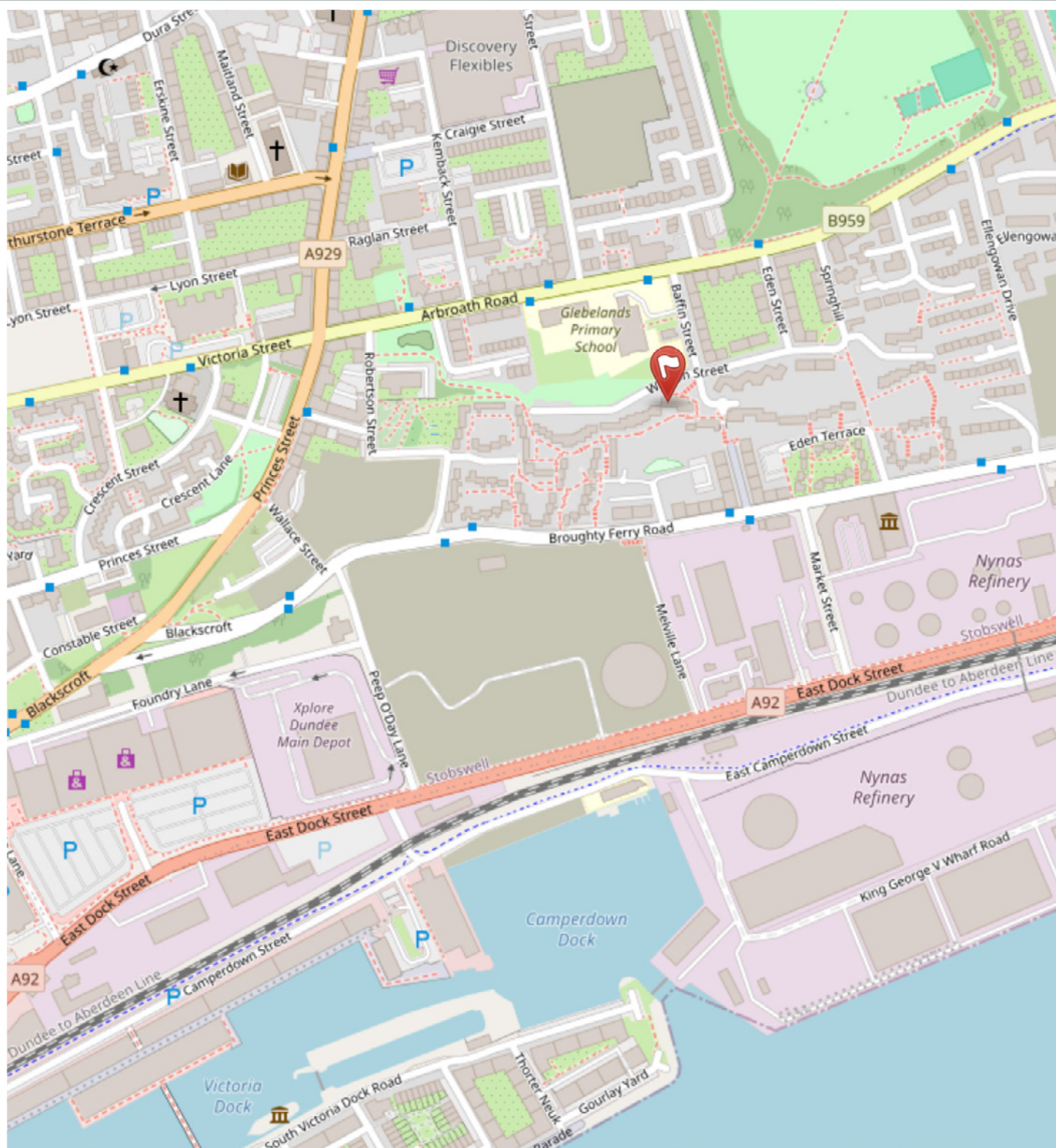


Image credit: <https://www.openstreetmap.org/>

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