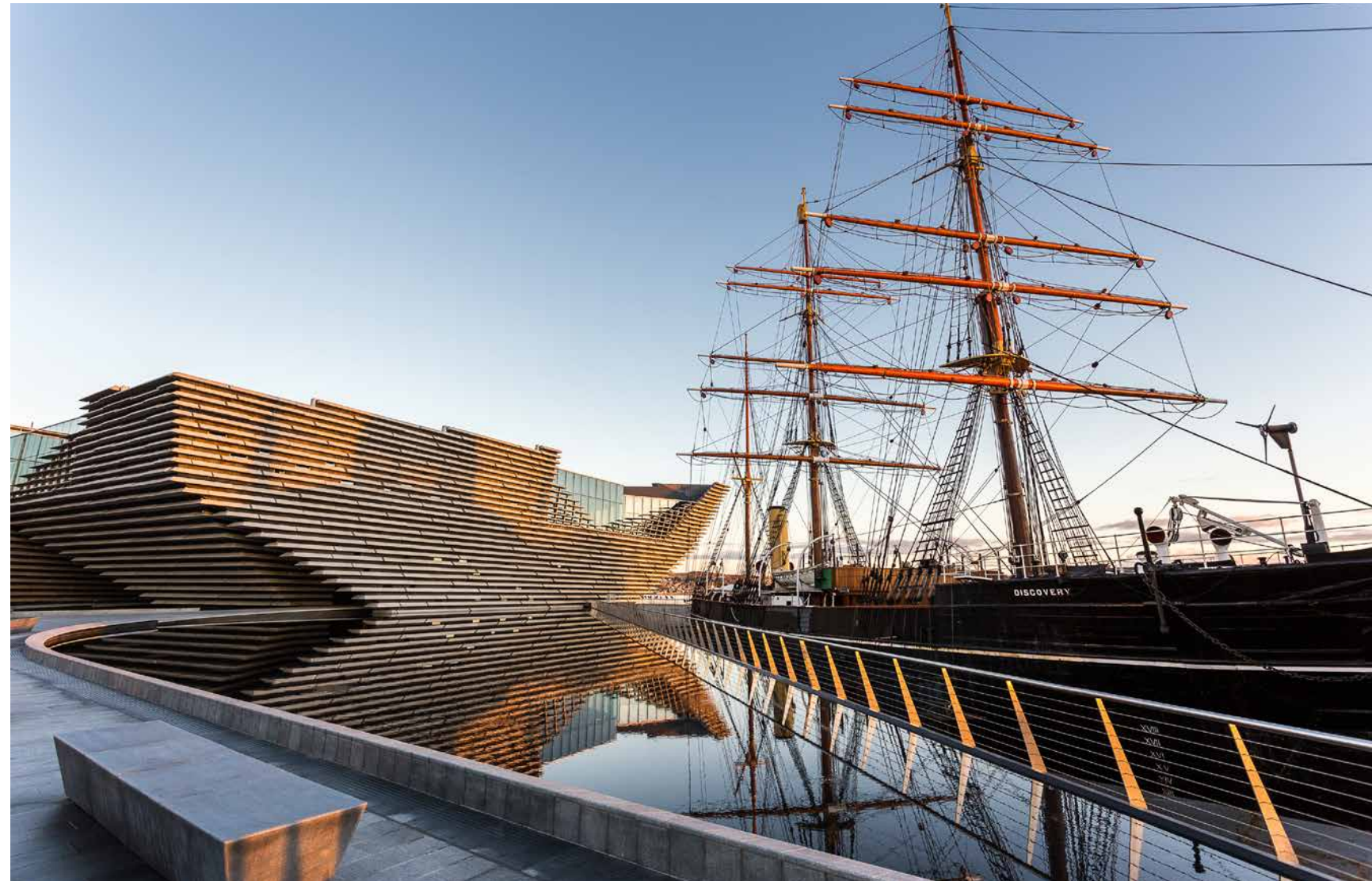





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

14 Garry Terrace
DUNDEE, DD3 8QU



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.

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.

Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.





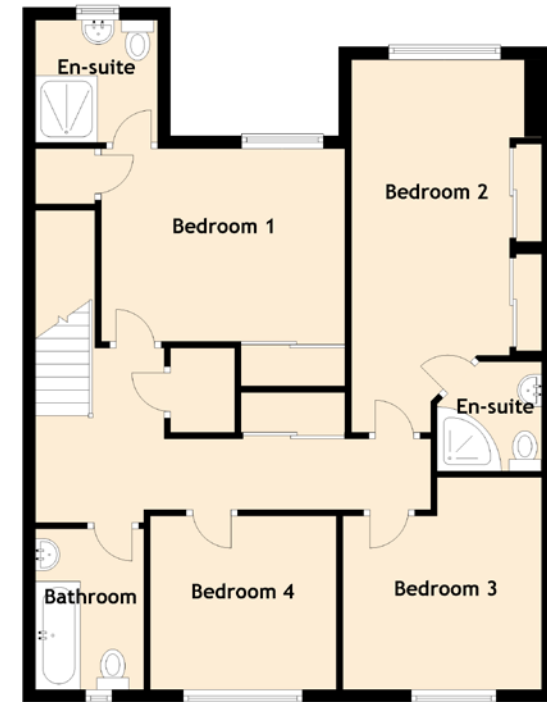
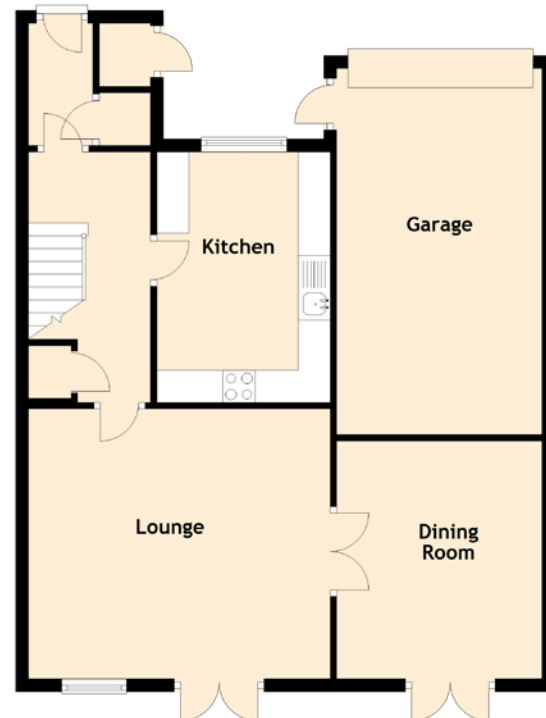
McEwan Fraser Legal is delighted to present this 4 bedroom semi-detached extended family home on the outskirts of Downfield. The property is in very good condition throughout with modern kitchen and bathrooms, having been extended by the current owners. The semi-detached home showcases excellent size accommodation. Inside the property comprises of:

- Fully equipped kitchen with fitted appliances
- Spacious living area with separate dining room
- 4 bedrooms which include built-in storage space and two have en-suite shower rooms
- 1 bathroom & 2 en-suites
- Summer house outside with light and power, Integral garage with light and power

In addition to this, the property includes a private driveway with off-street parking, an enclosed rear garden with summer house. This is a rare opportunity to acquire a substantial family home with 3 bathrooms, walk-in condition, parking with a garage and a private garden.



14 GARRY TERRACE



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.20m (13'9")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Dining Room	3.70m (12'2") x 3.10m (10'2")
Garage	5.70m (18'8") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	5.80m (19') x 2.60m (8'6")
En-suite	1.90m (6'3") x 1.70m (5'7")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bedroom 4	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²): 138m²
EPC Rating: C




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**Part
 Exchange
 Available**

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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
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