

# 1 Ashton Terrace

DUNDEE, ANGUS, DD3 0RJ



*FAMILY-SIZED HOME WITH THREE  
BEDROOMS & ENCLOSED GARDENS*



0131 524 9797



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



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







We are delighted to introduce this immaculately presented and extremely spacious three-bedroom semi-detached family home situated in a quiet residential area whilst located conveniently for all local amenities and public transport routes.

1 Ashton Terrace presents a fantastic opportunity for a growing family to build a future here with many attractive features to enjoy. Entering into the vestibule and on into the hallway, we gain access to the downstairs box room, lounge, diner, and kitchen. The hall and lounge are tastefully decorated in rich tones creating an opulent welcome to this home. The lounge offers excellent proportions with a large patio door to the front of the house.

From the lounge, an arch separates the dining area and a door opens to the kitchen. The kitchen is well stocked with ample floor and wall-mounted units with contrasting worktops and backsplash. From here the back door opens to the side of the house and the garage and drive.



“...FROM THE  
LOUNGE,  
AN ARCH  
SEPARATES THE  
DINING AREA  
AND A DOOR  
OPENS TO THE  
KITCHEN...”









Climbing the stairs to the upper floor we discover three bedrooms. Also on the upper floor, we find the family shower room with a large shower cubicle.

Externally there is a drive to the side of the house with a patio to the front with shrubs and an ornamental tree. The garden is fully enclosed with a gated drive and is designed for easy maintenance. This home is in true "walk-in" condition.







**Bedroom 1**







**Bedroom 2**



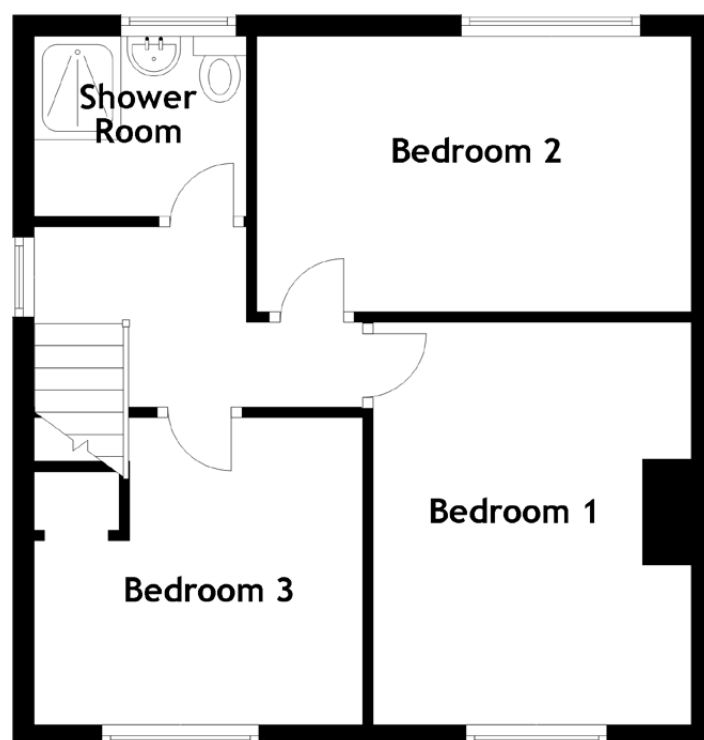
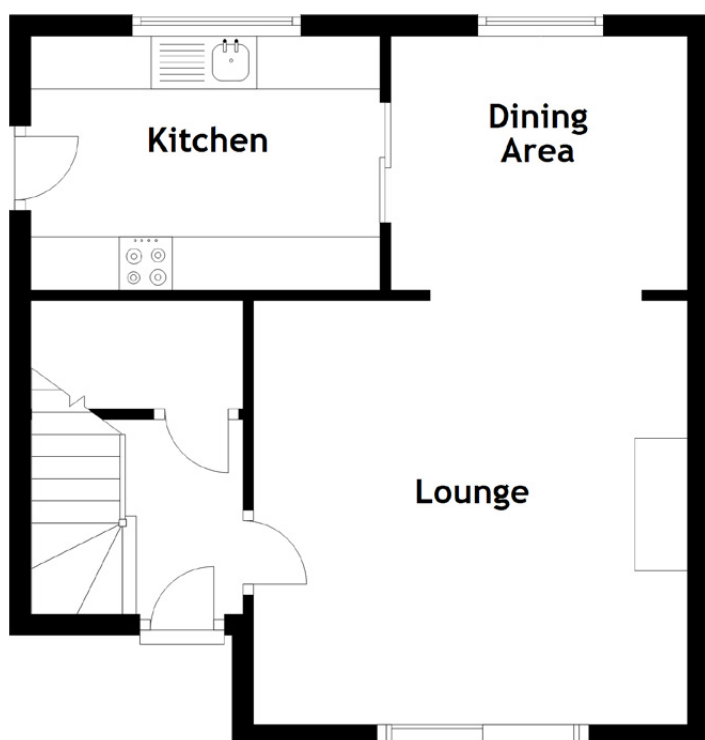




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")	Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Dining Area	2.80m (9'2") x 2.40m (7'10")	Shower Room	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.30m (10'10") x 2.40m (7'10")	Gross internal floor area (m <sup>2</sup> ): 82m <sup>2</sup> EPC Rating: C	
Bedroom 1	3.80m (12'6") x 3.00m (9'10")		
Bedroom 2	4.10m (13'5") x 2.60m (8'6")		





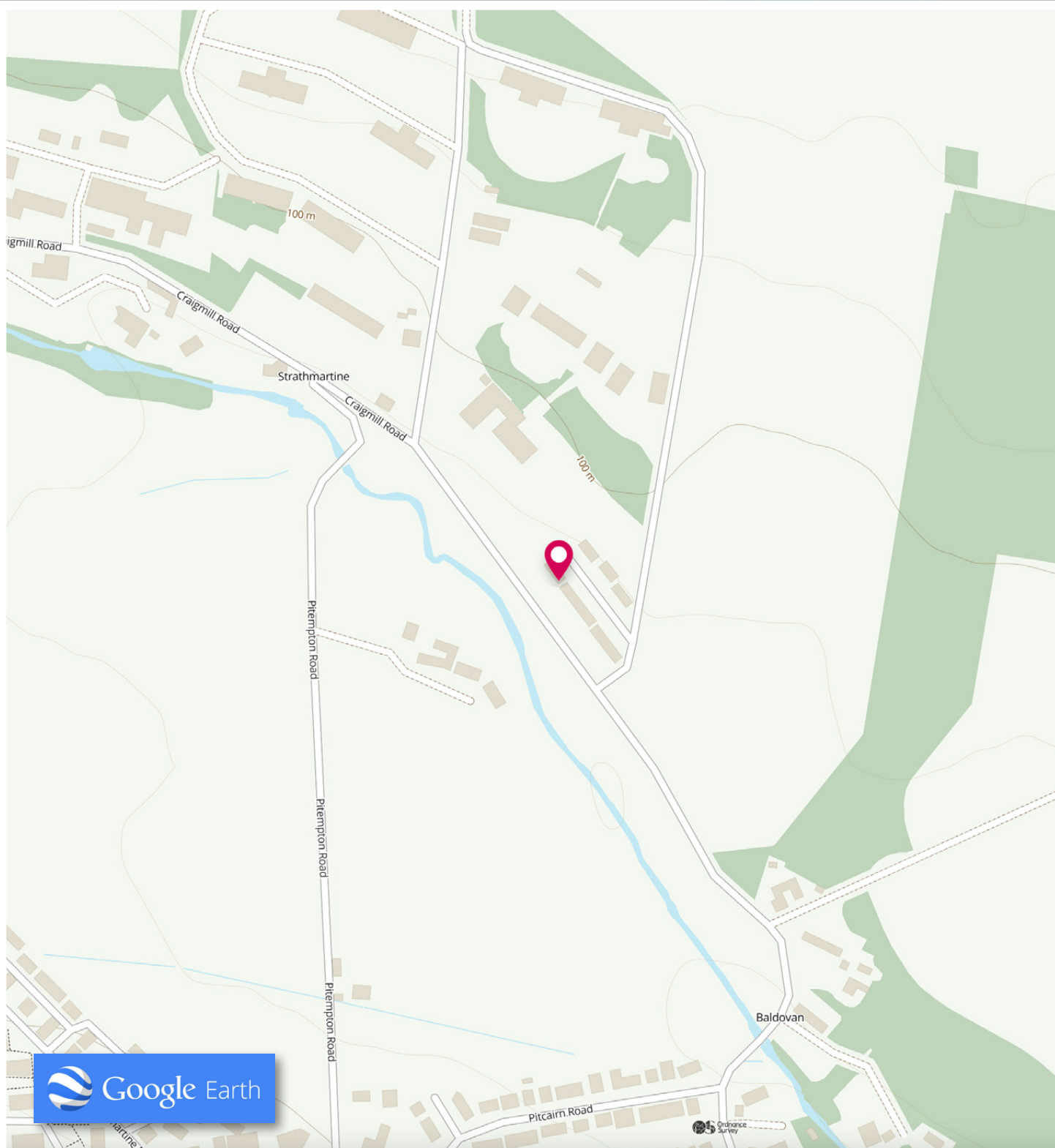




Dundee is situated on the North bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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. Dundee has enjoyed significant re-generation over the last few years and is in the midst of a £1 billion redevelopment of its waterfront including the V&A Museum of Design.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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

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

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