




McEwan Fraser Legal
Solicitors & Estate Agents
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394 Strathmartine Road

DUNDEE, DD3 8NQ

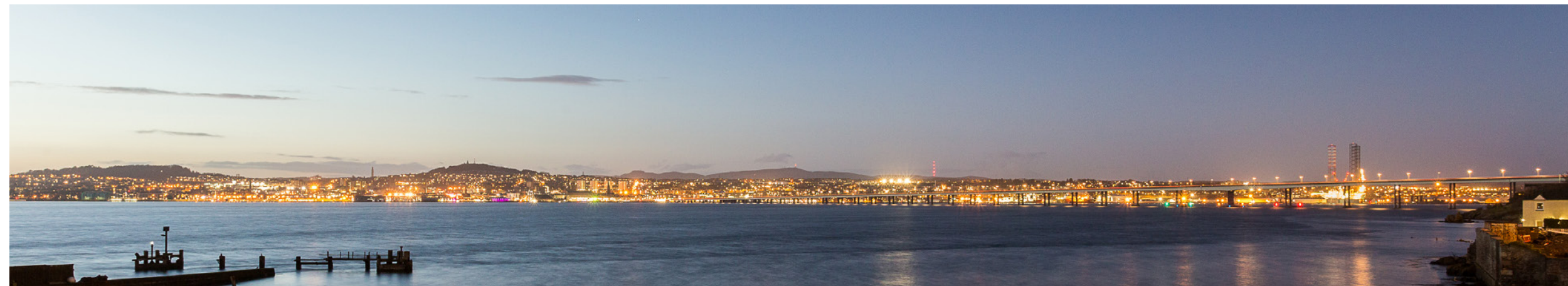
The Location

DUNDEE, DD3 8NQ

394 Strathmartine Road is positioned in a central spot with good transport links and walking distance to local amenities. 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 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. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

Carnoustie, with its world-famous golf course, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which has recently undergone regeneration at the waterfront to include the new Victoria and Albert Museum, a Malmaison Hotel and an upgraded harbour area. Captain Scott’s ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour. The City offers a wide range of further education with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe, is easily accessible.



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McEwan Fraser Legal are delighted to offer onto the open market this substantial and versatile link-detached family home positioned in a well secluded and private plot close to the local amenities on offer. The property has been cleverly extended to create a stunning family home of merit to the current owners. The property offers four bedrooms, three reception rooms and an en-suite shower room. Externally there are two garages and a store.

This home comprises a welcoming vestibule into the hall with stairs to the first floor and the understairs cupboard and access to the remaining rooms. The living room is on the left and is an impressive size with dual aspect over the gardens and an attractive fireplace. Pocket doors reveal the formal dining room. The open plan kitchen /dining /family area is on the rear of the property with views over the garden from the vast expanse of glazed doors that ensure a light-filled family room. The kitchen is fitted with a modern range of eye and base level units with contrasting work surfaces and a large island incorporating a sink unit with mixer tap. Built-in appliances include an oven and hob and extractor along with an integrated dishwasher. Moving through the corridor you have a two-piece cloakroom and a further door, which leads to the utility room. The utility room has wall and base cupboards and space and plumbing for a washing machine and tumble dryer. The ground floor also offers two double bedrooms, one with an en-suite shower room.

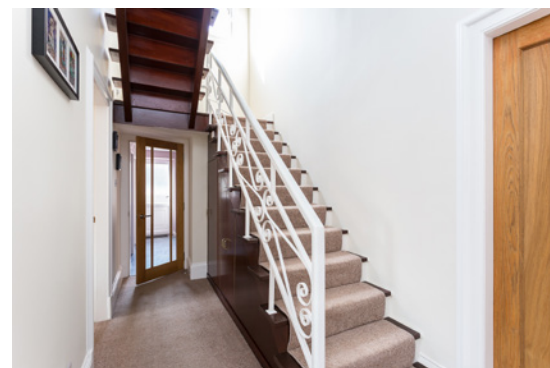
Upstairs you find two more double bedrooms and the family bathroom.

The grounds are generous, to the front is a large attractive and well-maintained garden enclosed by mature conifer hedging for screening and privacy. A pathway leads down to the front door with access to either side of the property. There are two garages and a storeroom. Overall, this is an impressive family home offering surprises at each turn creating a highly desirable family home.

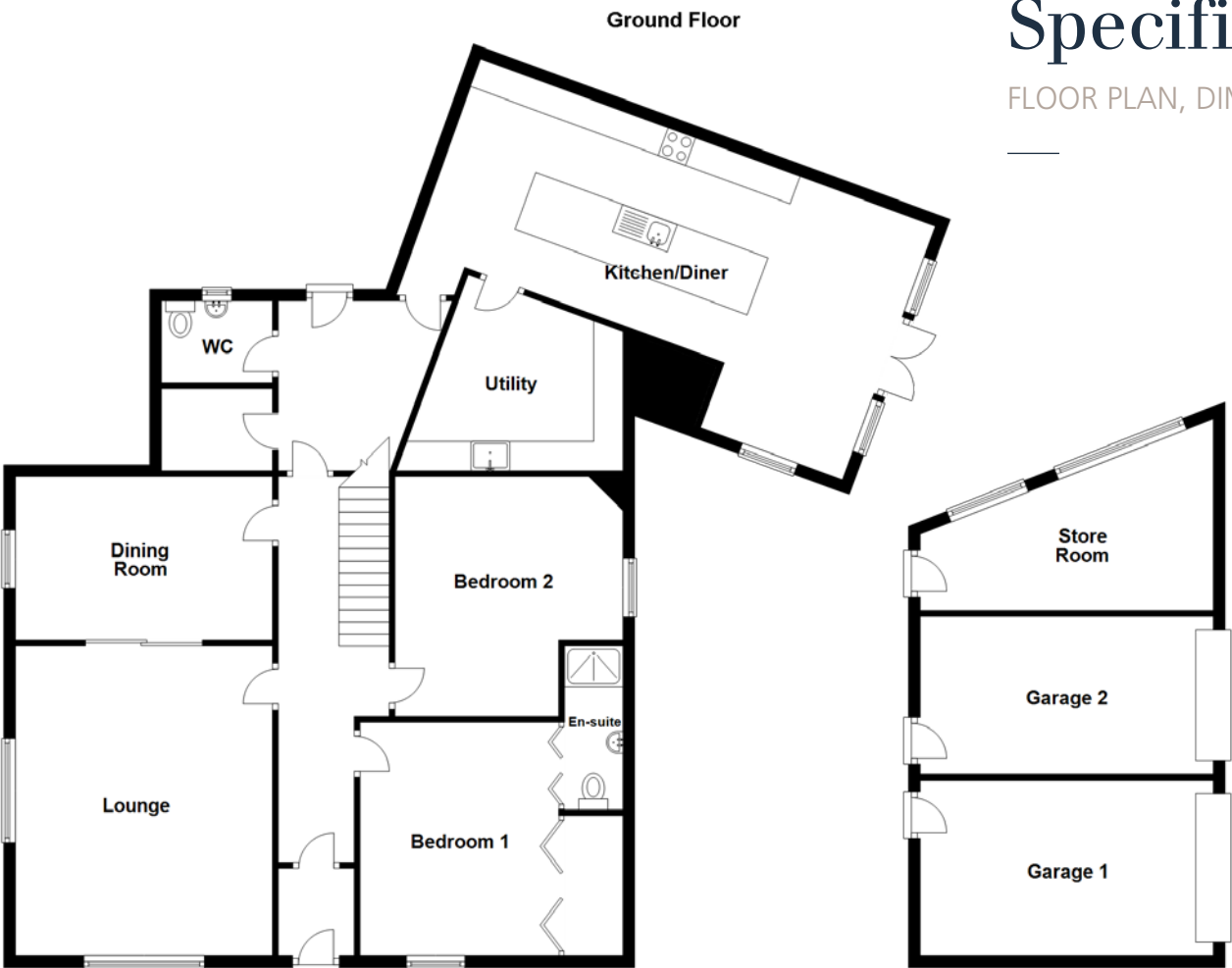




*“... cleverly extended to create
a stunning family home ...”*

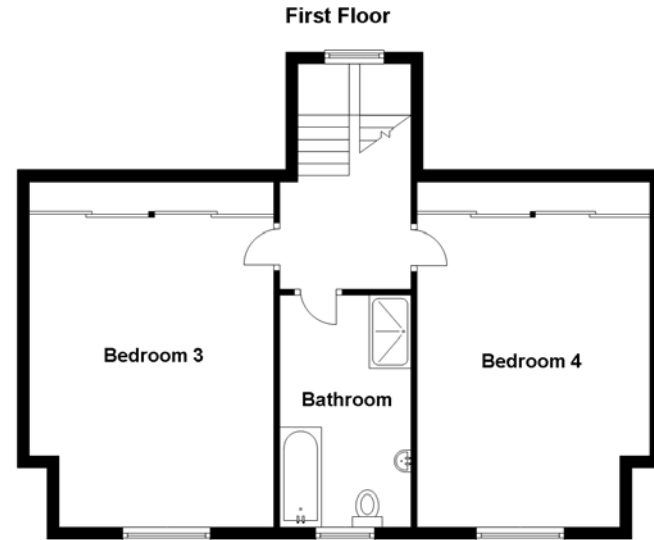






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.40m (14'5")
Dining Room	4.40m (14'5") x 2.80m (9'2")
Kitchen/Diner	8.10m (26'7") x 5.50m (18'1")
Utility	3.40m (11'2") x 2.90m (9'6")
WC	1.90m (6'3") x 1.40m (4'7")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	2.80m (9'2") x 1.00m (3'3")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Bedroom 3	5.20m (17'1") x 4.10m (13'5")
Bedroom 4	5.20m (17'1") x 3.90m (12'10")
Bathroom	3.90m (12'10") x 2.20m (7'3")
Garage 1	5.00m (16'5") x 3.00m (9'10")
Garage 2	5.00m (16'5") x 2.70m (8'10")
Store Room	5.00m (16'5") x 3.30m (10'10")

Gross internal floor area (m²): 201m² | EPC Rating: D

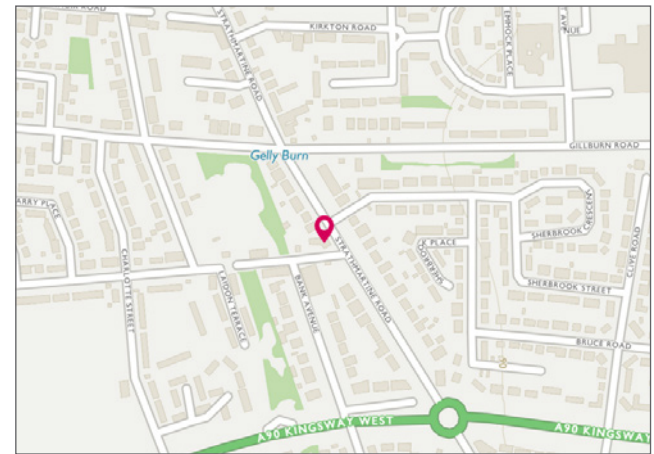


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