

36 Mericmuir Place

DUNDEE, DD3 9AQ



*Flexible semi-detached home in Dundee
with adaptable living space, private gardens,
driveway and powered garage*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this charming, chain-free, three-bedroom semi-detached home with flexible living space, a garage, and private gardens. Well-positioned, it offers versatility, practicality, and excellent long-term potential.

Properties in established Dundee residential areas that feature adaptable layouts, private gardens, and garage facilities continue to attract strong buyer interest.

This one-and-a-half-storey semi-detached home is an appealing choice for those seeking adaptable space in a mature, well-connected location just three miles northwest of Dundee city centre. With private gardens, driveway parking, a detached garage, and the benefit of no onward chain, it's ideal for first-time buyers, downsizers, professional couples, or smaller families.

THE LOUNGE



The home presents with a welcoming and comfortable atmosphere throughout, offering a layout capable of adapting to changing lifestyle requirements over time. The balance of ground-floor and upper-floor accommodation gives buyers flexibility rarely found within similarly styled homes. Gas-fired central heating supports comfortable year-round living.

The ground floor begins with an entrance hallway leading through to the principal lounge, a bright and comfortable reception space suited to both relaxation and entertaining. A separate dining room offers further versatility and may equally function as an additional bedroom, home office or second sitting room, depending on individual requirements, an increasingly desirable feature within the current market.

THE DINING ROOM / BEDROOM 3



THE KITCHEN



The kitchen is fitted with a range of wall and base-mounted units, providing practical storage and workspace for everyday use.



THE SHOWER ROOM



Completing the ground floor is a shower room, adding convenience and supporting buyers seeking accessible accommodation options.

The upper floor offers two bedrooms, each providing comfortable accommodation with flexibility for family living, guest use or home working.



BEDROOM 1



BEDROOM 2



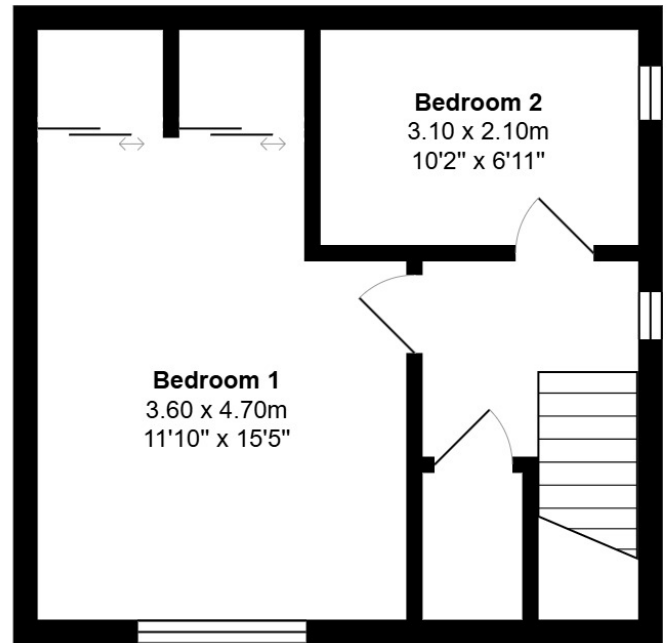
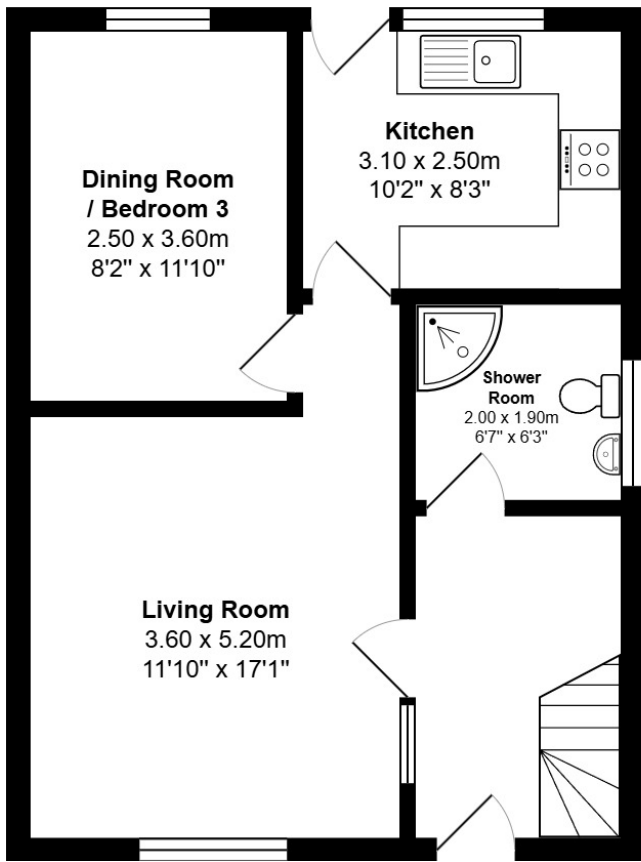
Externally, the property benefits from private gardens to both the front and rear. The gardens are predominantly laid to lawn with mature decorative shrubbery creating an established and attractive setting. Concrete pathways provide practical access around the property while boundaries are formed by masonry walls and hedgerows. A tarmac driveway extends to the side of the home and leads to a detached single garage. The garage benefits from power, lighting and an electric up and over door, adding valuable practicality for parking, storage, workshop use or hobby space.

Flexible homes with garage facilities and private outdoor space continue to perform particularly well within the Dundee market. The ability to utilise the dining room as a potential third bedroom or home office broadens the appeal significantly, while the absence of an onward chain may support a smoother purchase process for prospective buyers. The combination of adaptability, established surroundings and strong practical features creates a highly attractive overall package.

EXTERNALS

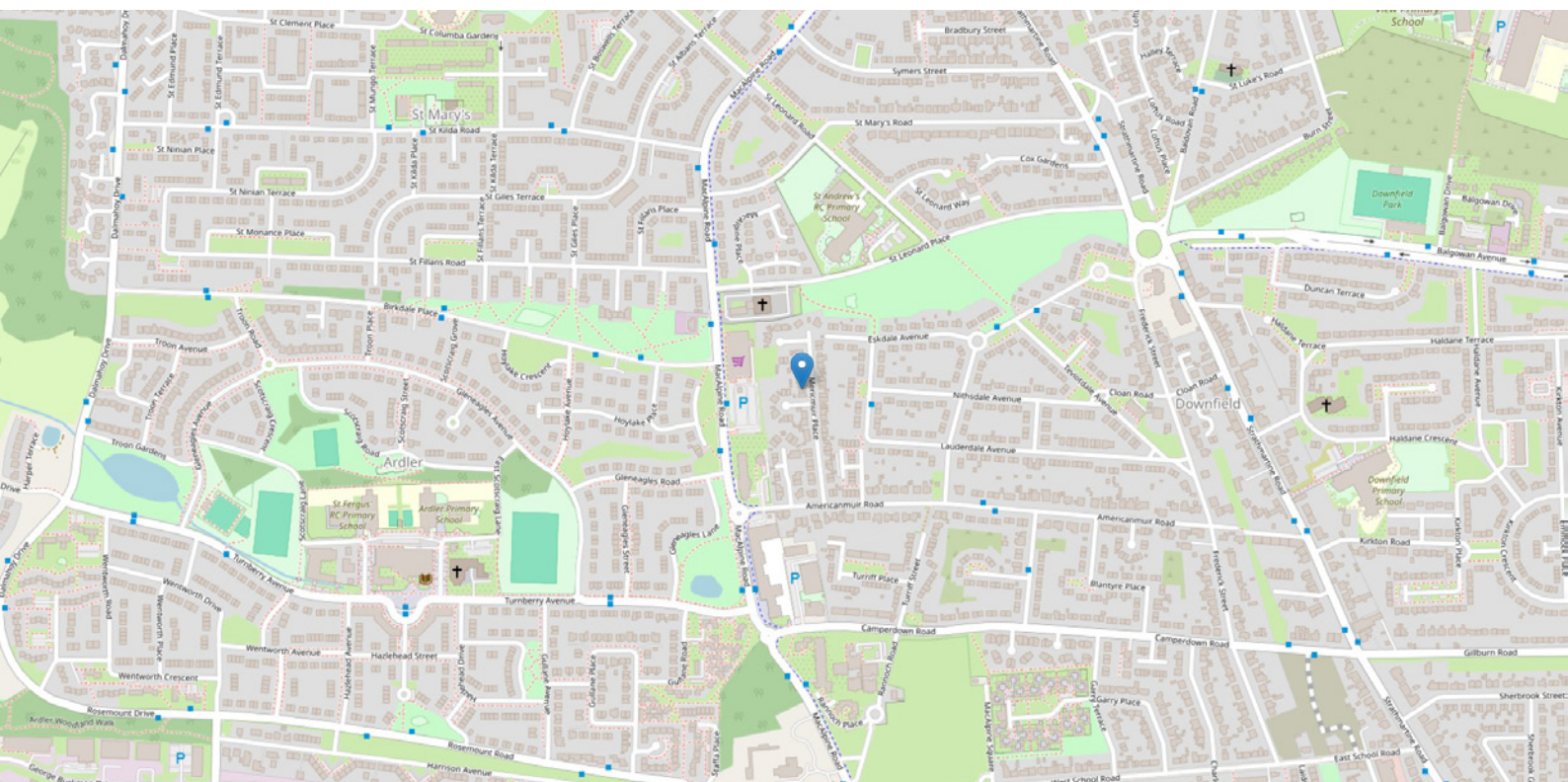


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: D



THE LOCATION

The property is situated within an established residential area approximately three miles north west of Dundee city centre. A wide range of local amenities can be found nearby, including supermarkets, convenience shopping, cafés and leisure facilities.





The property is situated within an established residential area approximately three miles north west of Dundee city centre. A wide range of local amenities can be found nearby, including supermarkets, convenience shopping, cafés and leisure facilities.

Schooling is available locally with catchment options including St Paul's RC Academy and Baldrigon Academy, alongside nearby primary provision. Excellent public transport services operate throughout the area, while main road links provide convenient access across Dundee and towards the wider Angus and Perthshire regions.

The location also offers straightforward access to major employment centres, including Ninewells Hospital and Dundee's universities. Properties combining flexible accommodation, private gardens, garage facilities and chain-free availability remain consistently sought after within established Dundee locations. This home offers buyers the opportunity to secure a practical and adaptable property with genuine long-term appeal.

Viewing is recommended to appreciate the flexibility and potential on offer.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



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.