

62 Menzieshill Road

DUNDEE, ANGUS, DD2 1PU



*BEAUTIFULLY PRESENTED 3-BEDROOM
SEMI DETACHED BUNGALOW*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this 3-bedroom bungalow in the west end of Dundee. Beautifully presented semi-detached bungalow with landscaped gardens and driveway, stylish single-level living within a highly regarded Dundee location.

Positioned approximately two and a half miles west of Dundee city centre, the property enjoys close proximity to local amenities, schooling and transport links, making it ideally suited to downsizers, professional couples and smaller families alike.

A welcoming sun room creates an attractive entrance to the home and provides a pleasant place to relax with a morning coffee or evening drink while enjoying the garden outlook.

The Property



The hallway leads through to a spacious lounge, presented in fresh neutral tones and offering comfortable living space for both relaxing and entertaining.





The kitchen is fitted with sleek modern wall and base units, complementing the overall contemporary feel of the property and provides a direct aspect to the west-facing garden.





There are three bedrooms, with bedroom three benefiting from uPVC double-glazed French doors opening directly to the rear garden, adding flexibility as either a bedroom, dining room or additional sitting room.





Bedroom 2





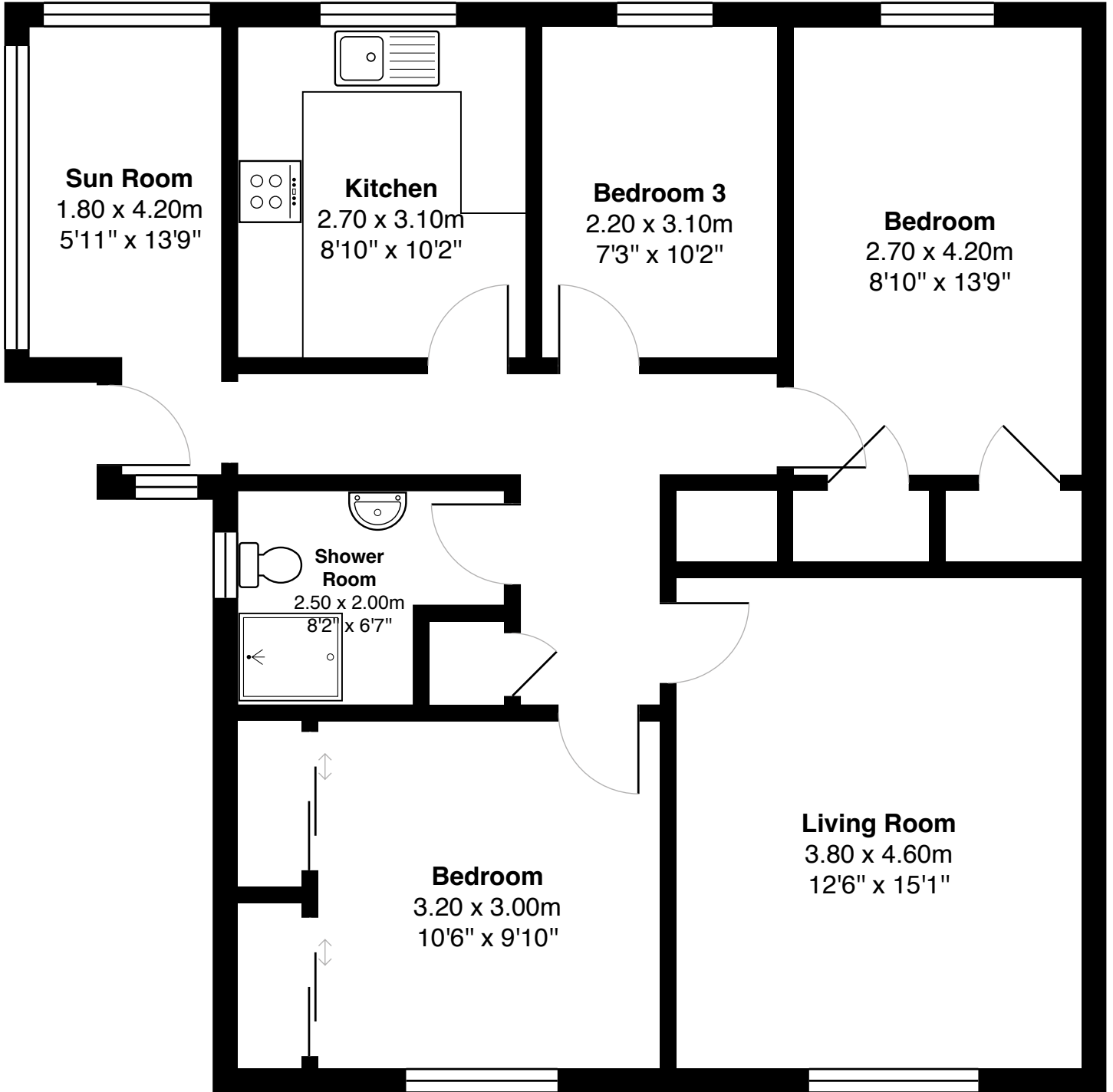
Bedroom 3





The shower room is modern in style and fitted with WC facilities. Gas central heating and uPVC double glazing are installed throughout.





Gross internal floor area (m²): 81m²

EPC Rating: C



Externally, the property continues to impress. To the front, a mono block driveway provides private off-street parking, while low-maintenance chipped areas create a neat and attractive approach. The rear garden is west facing with a southerly aspect, and has been thoughtfully terraced to provide a combination of timber decking, lawn, chipped sections and mature planting, creating an inviting, easily maintained, outdoor environment with space for seating and entertaining. The garden is enclosed and not overlooked.

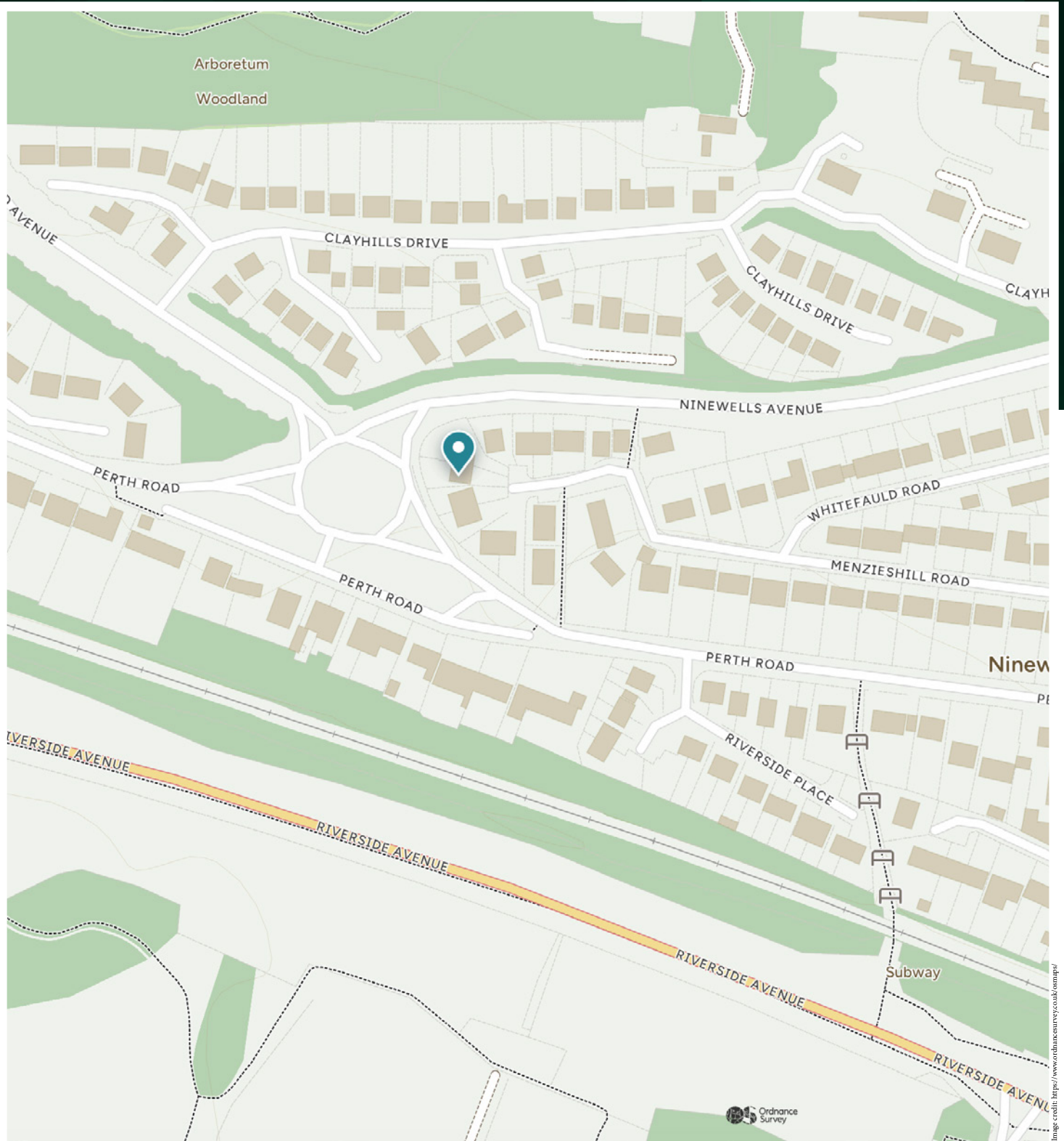
The Property

The West End remains one of Dundee's most consistently sought after residential districts due to its established setting and excellent convenience.

The property falls within catchment for Harris Academy, with local primary schooling nearby, while a wide range of shops, cafés and everyday amenities are easily accessible.

Excellent public transport services operate throughout the area, and both Ninewells Hospital and the universities within Dundee are readily accessible.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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 only 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.