



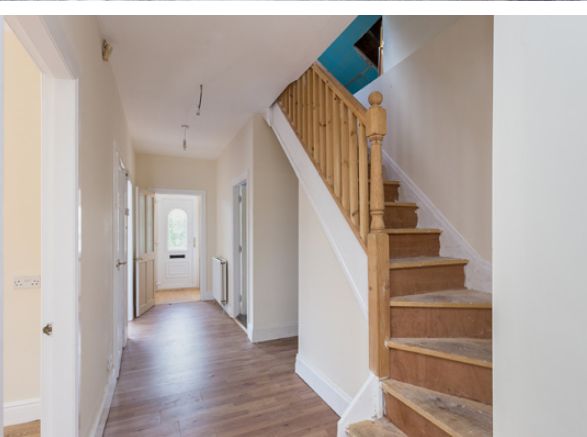


DUNDEE

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, which hosted the Open in 1999 and again in 2007, 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 is currently undergoing regeneration at the waterfront to include the new Victoria and Albert Museum due for completion in 2015, a Malmaison Hotel and 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 local schooling and the well known Dundee High School is situated within the heart of the town centre, 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 are also easily accessible.





LOUNGE/KITCHEN



CONSERVATORY



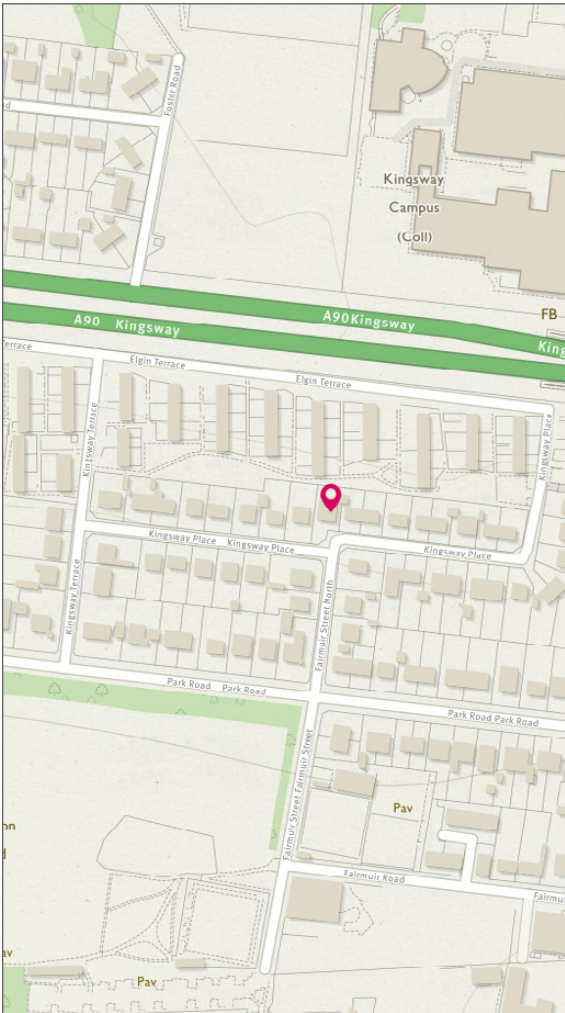
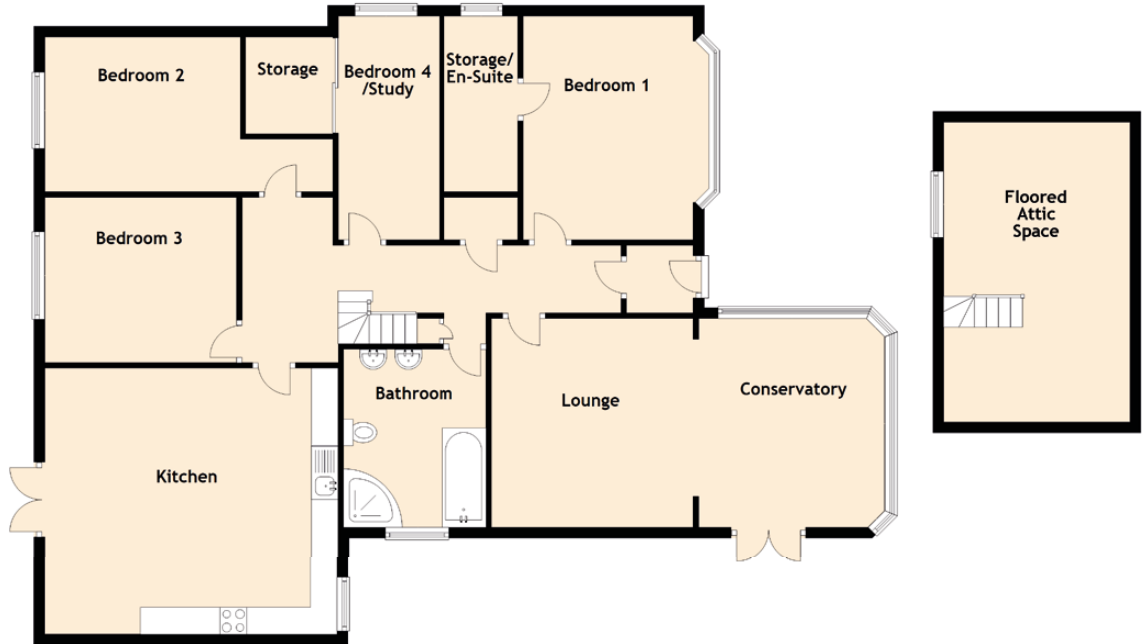
18 KINGSWAY PLACE

Part exchange is available. McEwan Fraser Legal are delighted to present to the market this spacious detached Bungalow situated in a highly sought after residential area within easy access to the Kingsway. Bright, well-proportioned rooms offer easy living space with room for entertaining. To the front of the bungalow are a conservatory and a generously proportioned lounge. A feature fireplace acts as a focal point to this carpeted room. The kitchen diner offers ample space for the dining table and chairs and there is enough room for a sofa and the television too if you so wish. There are currently three/four bedrooms and a floored attic room with plenty of scope to add en-suite facilities, subject to any necessary planning requirements. The Family bathroom offers a bath and a separate shower enclosure.

Externally there is a drive and gardens to the front and an enclosed garden to the rear. This is a great sized family house with elegant proportions and potential to add your own mark to this home. Be quick to view.



FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.70m (12'2")
Kitchen	5.50m (18'1") x 5.00m (16'5")
Conservatory	4.10m (13'5") x 3.50m (11'6")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.67m (12') x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 3.10m (10'2")
Bedroom 4/Study	3.80m (12'6") x 1.90m (6'3")
Storage/ En-Suite	2.90m (9'6") x 1.40m (4'7")
Bathroom	3.00m (9'10") x 2.70m (8'10")
Floored Attic Space	5.50m (18'1") x 3.50m (11'6")

Gross internal floor area (m²): 145m² | EPC Rating: D

BEDROOMS/ BATHROOM



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Part
Exchange
Available

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Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ABBAY TURPIE
 Designer