




McEwan Fraser Legal
Solicitors & Estate Agents
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DUNDEE, ANGUS, DD3 6PW



DUNDEE

ANGUS

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.

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, 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 the kind in Europe are also easily accessible.

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 several other excellent links courses in the area, including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance.

125A KINGHORNE ROAD

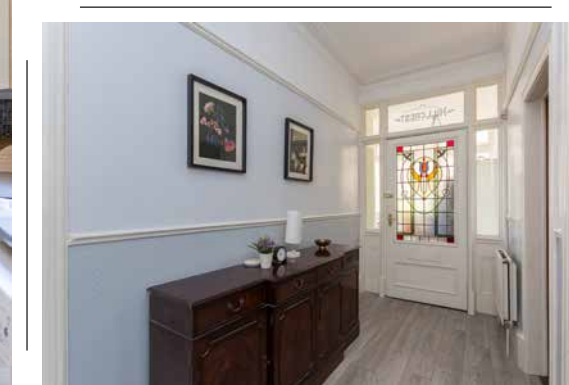
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McEwan Fraser Legal is delighted to present to the market this beautiful two/three-bedroom main door property. Crafted from a large villa, this home offers elegant proportions with period features all on the ground floor. Situated in a sought after residential area, the property enjoys an elevated position with stunning views of the Tay.

Bright well-proportioned rooms offer comfortable living space with room for entertaining. The main door opens to a vestibule, and a semi-glazed door gives access to the hall from where we find two bedrooms, Lounge, bathroom, dining room and kitchen. A generously proportioned lounge retains a period style fireplace and ornate coving and

the bay window soaks up beautiful views over Dundee to the River Tay. The kitchen diner offers ample space for the dining table and chairs and has benefitted from a recently replaced floor. A door from the kitchen reveals a dining room, currently utilized as bedroom 3. This room has a glazed door to the garden. The family bathroom includes a corner bath with a shower over the bath.

Externally there is ample parking on the street to the front and an enclosed garden to the rear. From the street, there is a set of steps to climb before reaching the front door. The charming garden to the rear is enclosed and offers mature shrubs and borders with a lawn area and a drying green.





SPECIFICATIONS

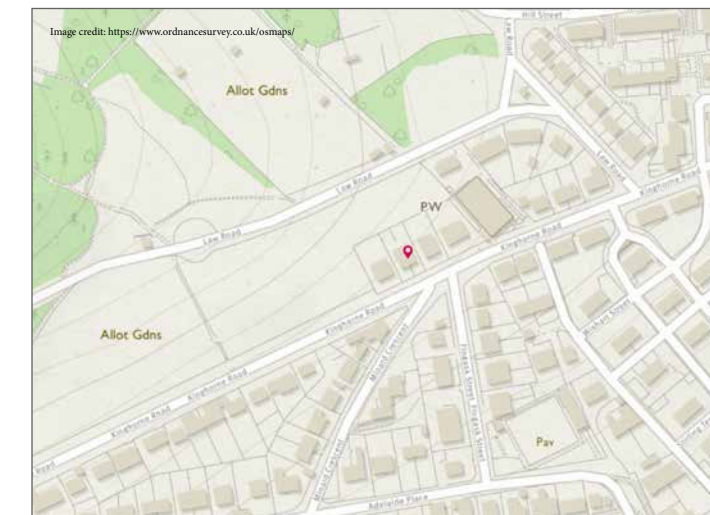
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	4.10m (13'5") x 4.00m (13'1")
Bedroom 2	4.50m (14'9") x 4.00m (13'1")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bathroom	3.70m (12'2") x 3.00m (9'10")

Gross internal floor area (m²): 108m²
EPC Rating: D





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Part
Exchange
Available

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