

# 69 Dalmahoy Drive

DUNDEE, DD2 3UU



*This three-bedroom mid-terraced villa presents an exciting opportunity for those looking to create their dream home*



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McEwan Fraser Legal is delighted to offer potential part exchange. Presenting an exciting opportunity to own a spacious three-bedroom mid-terraced villa, this property combines a fantastic location with immense potential. While some modernisation is required, this charming home offers a canvas upon which you can create the perfect living space to match your preferences.

# THE LOUNGE



Step inside, and you'll immediately appreciate the generous proportions that this villa has to offer. Convenience is key, with a guest toilet thoughtfully positioned on the ground floor, adding to the overall functionality of the layout.

# THE KITCHEN





Spread across two floors, the first floor features three bedrooms along with the family bathroom, all designed to accommodate your lifestyle needs. Notably, superb storage options abound, ensuring that your belongings are well-organised and easily accessible.

The family bathroom boasts both a bath and a walk-in shower cubicle. This thoughtful addition caters to varied preferences, allowing you to unwind your way.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Neat and well-presented gardens adorn both the front and back of the property, offering delightful outdoor spaces to enjoy. Whether it's cultivating your green thumb, hosting gatherings, or simply enjoying the fresh air, these gardens are a serene extension of your home.

This villa holds a special place in the hearts of its previous owners, having been a much-loved family home. Now, it awaits its next chapter with new occupants who can infuse it with their own style and personality.

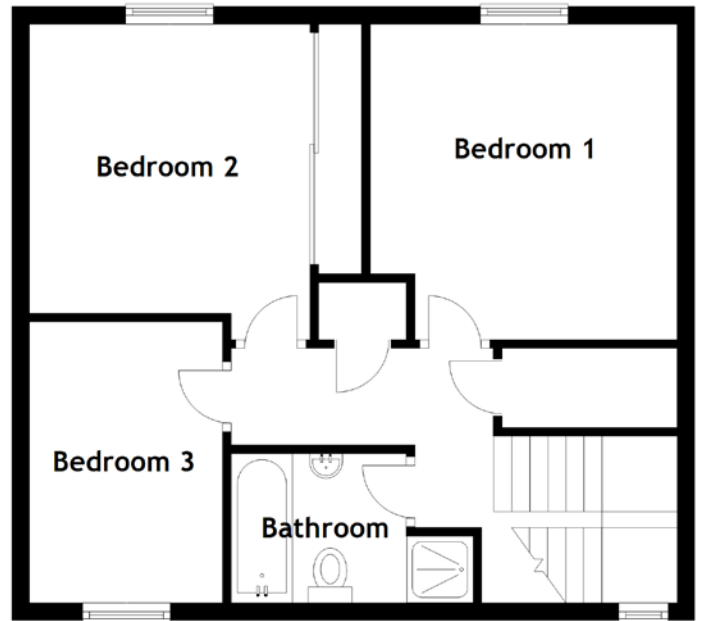
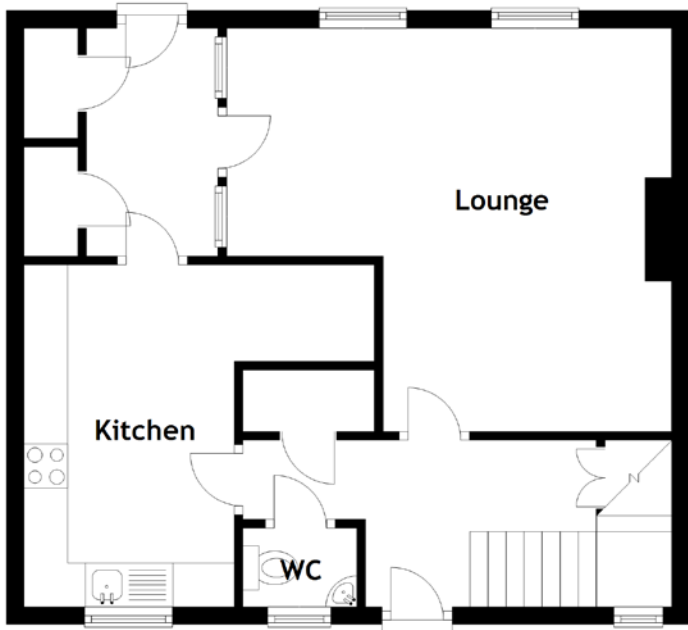
# EXTERNALS



In summary, this three-bedroom mid-terraced villa presents an exciting opportunity for those looking to create their dream home. With its spacious layout, scope for modernisation, and charming gardens, this property offers a wonderful foundation for comfortable living. Contact us today to arrange a viewing and explore the potential of transforming this property into a cherished haven tailored to your vision.



# FLOOR PLAN, DIMENSIONS & MAP



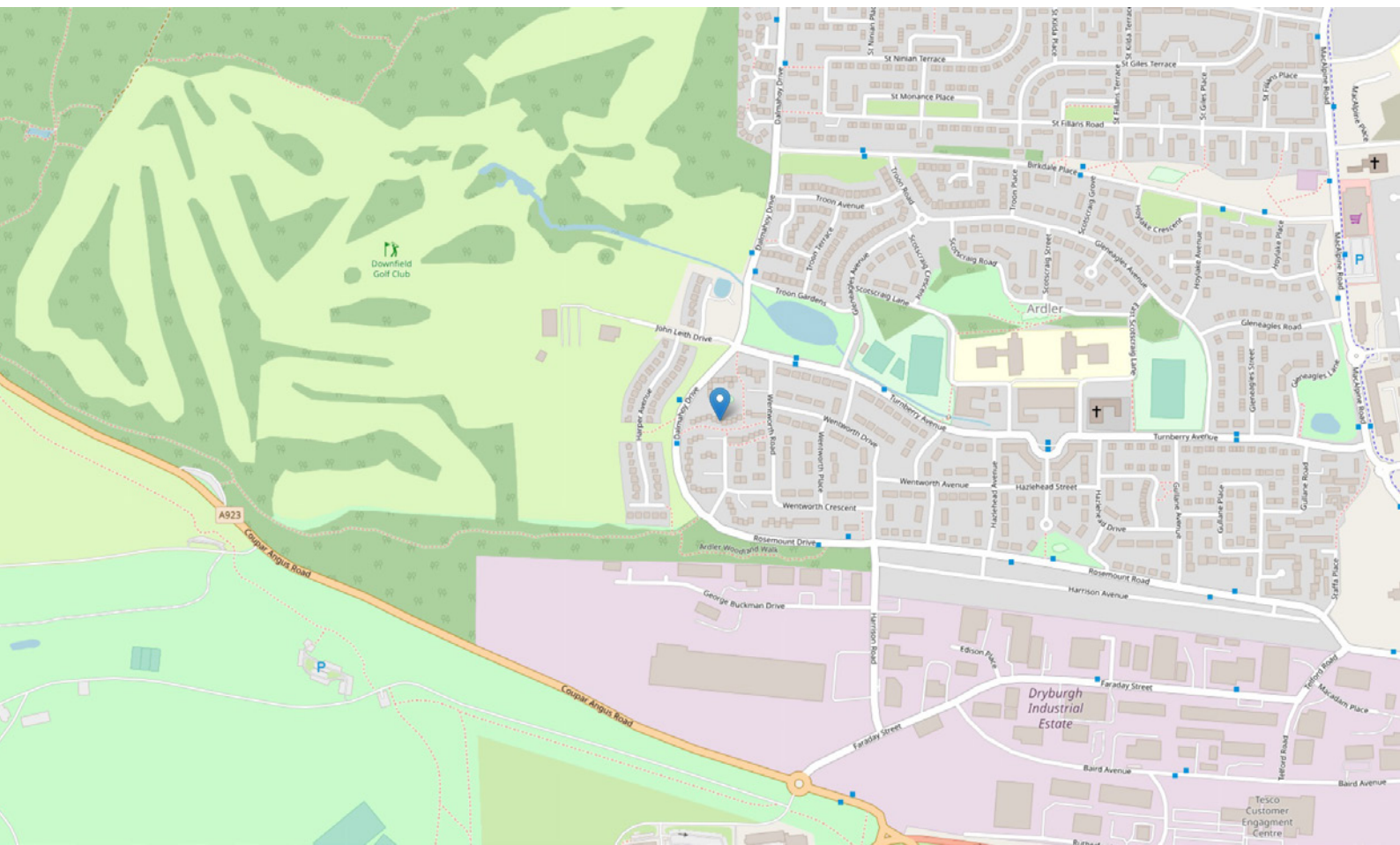
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.60m (15'1")
Kitchen	4.00m (13'1") x 3.90m (12'10")
WC	1.30m (4'3") x 0.90m (2'11")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")

Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: C



# THE LOCATION

Dalmahoy Drive is located in a well-established and sought-after residential area of Dundee and within good proximity to all amenities. The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and 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. The Town of Carnoustie, with its world-famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure, and Monifieth. St Andrews is also within easy driving distance. The Downfield golf club is minutes away. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre. 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. It is home to the biomedical and technological industries and the 'Victoria & Albert, Dundee, museum. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.



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