



Three bedrooms, semi-detached, Chalet Bungalow in true walk-in condition



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McEwan Fraser Legal is delighted to offer a Part Exchange to allow you to move effortlessly into this wonderful three-bedroom home. Additional insulation has been added and this home is in walk-in condition. Nestled in a tranquil corner, this enchanting three-bedroom chalet bungalow offers an exquisite blend of traditional charm and modern comfort. With its classic semi-detached design under a slate roof and well-manicured curb appeal, this property exudes timeless elegance.

THE LOUNGE



Step inside, and you'll be greeted by a spacious lounge, thoughtfully designed to create an inviting atmosphere. It generously accommodates both living and dining areas, providing the perfect space for relaxation and entertaining. This is where cherished memories are made. The lounge also benefits from ample storage space with a cupboard situated under the stairs.

THE KITCHEN



The kitchen is a delightful focal point, featuring an array of well-stocked units that cater to all your culinary needs. A charming breakfast bar overlooks the garden, creating an ideal spot for casual dining and morning coffee.

On the ground floor, two generously proportioned bedrooms await, each offering a serene and welcoming retreat. A beautifully appointed shower room completes this level, showcasing elegant design and meticulous attention to detail.



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



Ascend to the upper floor, where you'll find the principal suite – a spacious bedroom that provides a haven of comfort and tranquillity. Your private escape, this suite offers ample space to unwind and rejuvenate. The en-suite bathroom is a luxurious touch, featuring a soaking tub and a walk-in shower cubicle, elevating your self-care routine to a spa-like experience.



THE MASTER BEDROOM



Your private escape, this suite offers ample space to unwind and rejuvenate



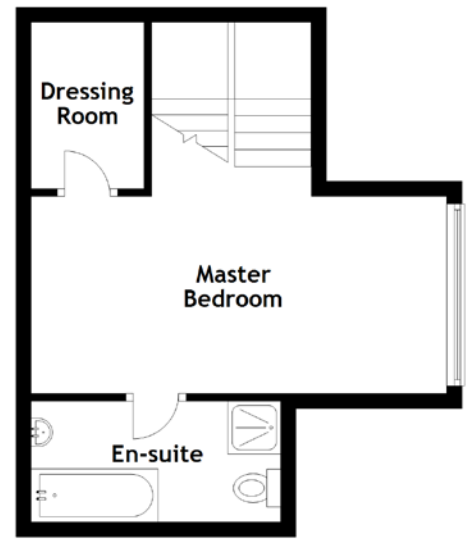
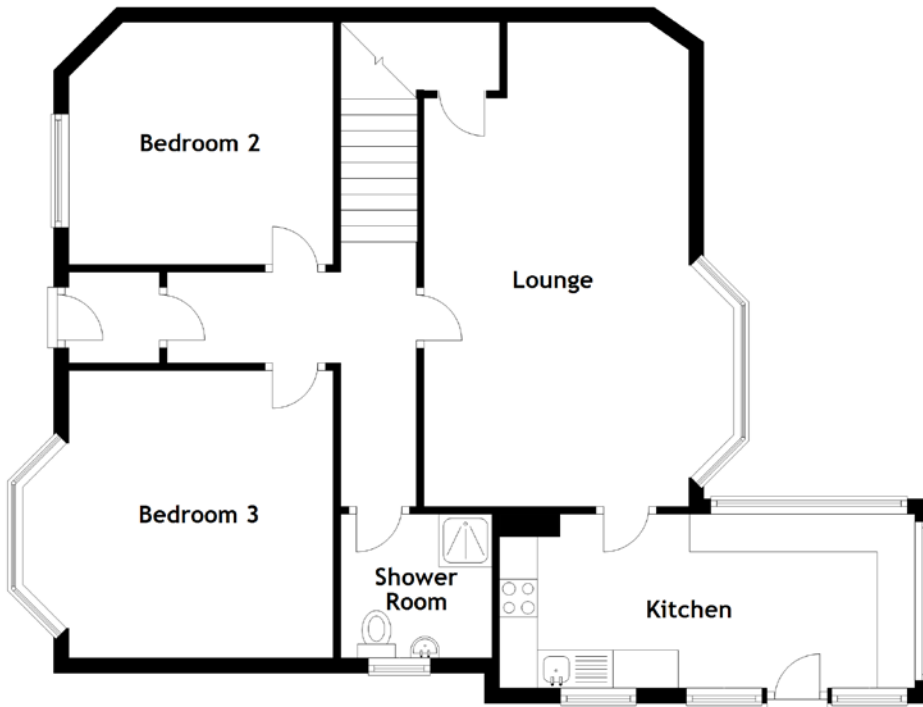
The exterior of this property is as captivating as the interior. A drive with parking for several vehicles ensures convenience for both residents and guests. The well-tended gardens to the front and back are adorned with mature shrubs and borders, creating an outdoor space for relaxation, gardening, and leisure.

In conclusion, this chalet bungalow is more than just a house; it's a home filled with character and charm. With its spacious interiors, delightful kitchen, and upper-level sanctuary, it's a place where your lifestyle aspirations become a reality. The well-maintained gardens and curb appeal add to its allure. Don't miss the opportunity to make this timeless retreat your own. Schedule a viewing today and experience the enduring charm of this property for yourself.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

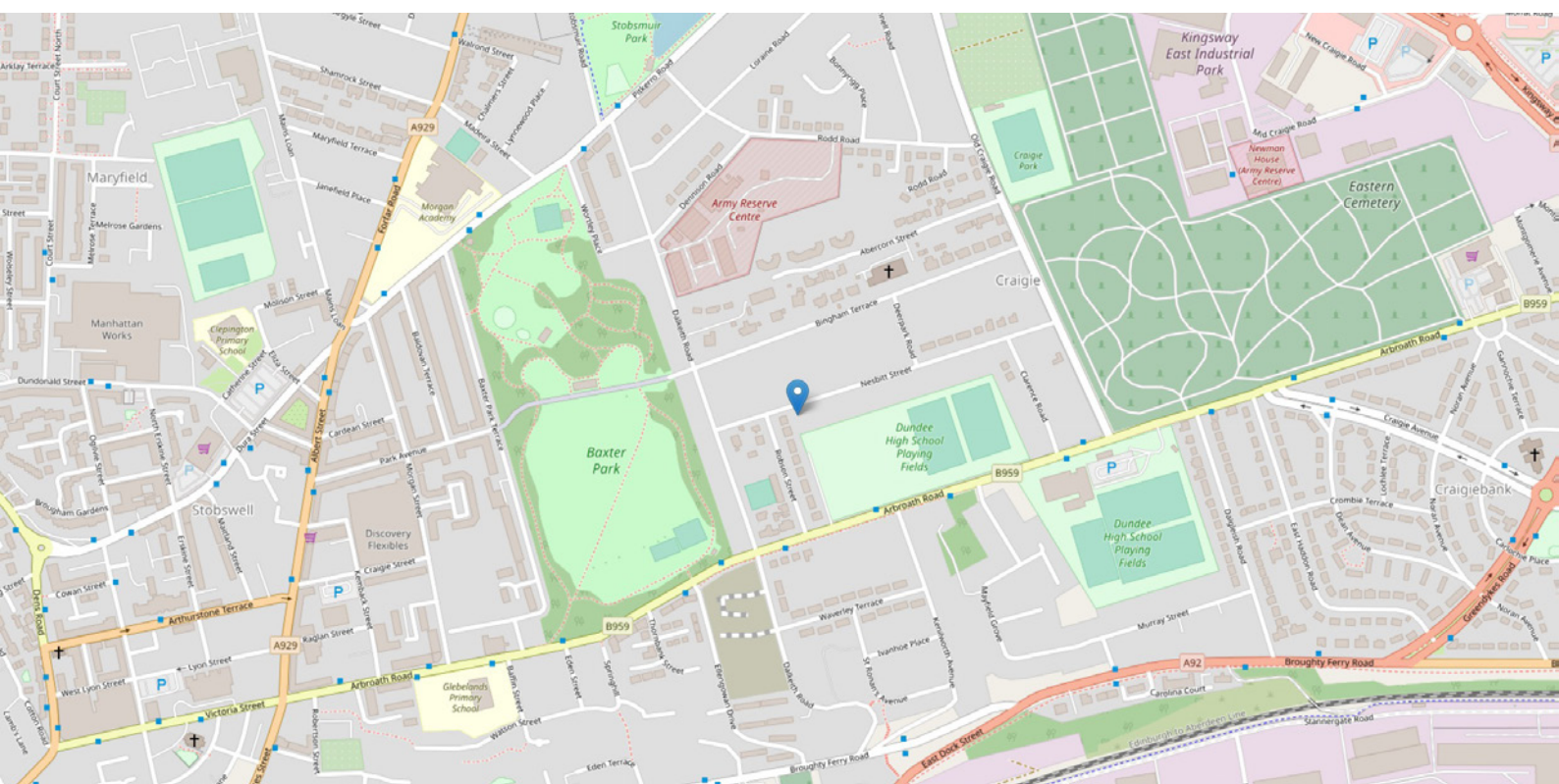
Lounge	6.40m (21') x 3.50m (11'6")
Kitchen	5.50m (18') x 2.30m (7'7")
Shower Room	2.00m (6'7") x 1.90m (6'3")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.80m (12'6") x 3.50m (11'6")

First Floor

Master Bedroom	5.50m (18'1") x 2.60m (8'7")
Dressing Room	2.20m (7'3") x 1.50m (4'11")
En-suite	3.30m (10'10") x 1.60m (5'3")

Gross internal floor area (m²): 106m²

EPC Rating: C



THE LOCATION

Welcome to the captivating city of Dundee, a place where the old and the new harmoniously coexist, creating a unique and dynamic urban landscape. Nestled on the scenic east coast of Scotland, Dundee is a city that beckons with opportunities, history, and a vibrant atmosphere.





Dundee's stunning waterfront, a masterpiece of urban renewal, boasts a captivating blend of modern architecture and natural beauty. The iconic V&A Dundee, a world-class design museum, stands proudly along the River Tay, reflecting the city's commitment to the arts and creativity. The city is a hub for education and research, home to the University of Dundee and Abertay University, nurturing a diverse and intellectually stimulating community. It's a centre of excellence in various fields, from life sciences to digital media.

Dundee's historical significance is palpable as you wander through its streets. The city showcases a wealth of historic architecture, including its ancient market cross and the beautiful St. Andrew's Church, both serving as testaments to its enduring heritage. Dundee is synonymous with recreational activities, offering an array of options for leisure and adventure. Golfers can tee off at the renowned courses, hikers can explore the surrounding hills and trails, and cyclists will discover an array of scenic routes to enjoy. While Dundee is undoubtedly a modern city, it's far from isolated. Nearby amenities, including shops, restaurants, and cultural attractions, ensure that all your everyday needs are met without the need for long commutes.

For families, Dundee offers access to quality educational institutions both in the city and the nearby areas. This means your children have the opportunity for a top-notch education close to home. Dundee's convenient location provides excellent transport links. The A92 road connects you to nearby towns and cities, and the train station ensures efficient travel to various destinations. For those looking to explore further afield, the nearby cities of Edinburgh and Glasgow are within easy reach.



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