




McEwan Fraser Legal

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DUNDEE, ANGUS, DD4 7EE

Dundee

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Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, 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.

Dundee has two world-class universities, some excellent schools, and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. Dundee is Scotland's fourth largest city. Glasgow lies ninety miles to the west, Edinburgh sixty miles to the south, and Aberdeen sixty-seven miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.





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Part exchange is available. McEwan Fraser Legal is delighted to offer to the market this superb five bedroom semi-detached villa. If you have been searching for your "forever home", we have found it right here for you. The copious accommodation offers flexible living space with multiple permutations for use.

On the ground floor, the welcoming vestibule has a beautifully created stained, bespoke glass panel in the door to the hall. The reception hall showcases a beautiful period staircase. The living space flows with family life into elegant proportions and welcoming rooms. Three public rooms are currently being utilised as bedrooms. Bedroom three has two doors making it ideal for use as the formal dining room. Bedroom four would originally have been the lounge with a bay window. The kitchen is large enough for a breakfast table and chairs. A door from here leads to the inner hall with a guest toilet and a further bedroom or study.

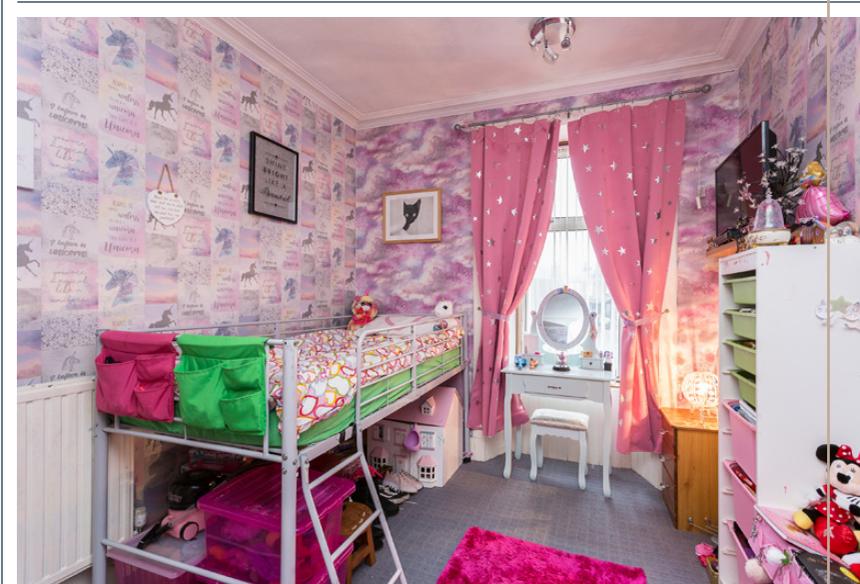
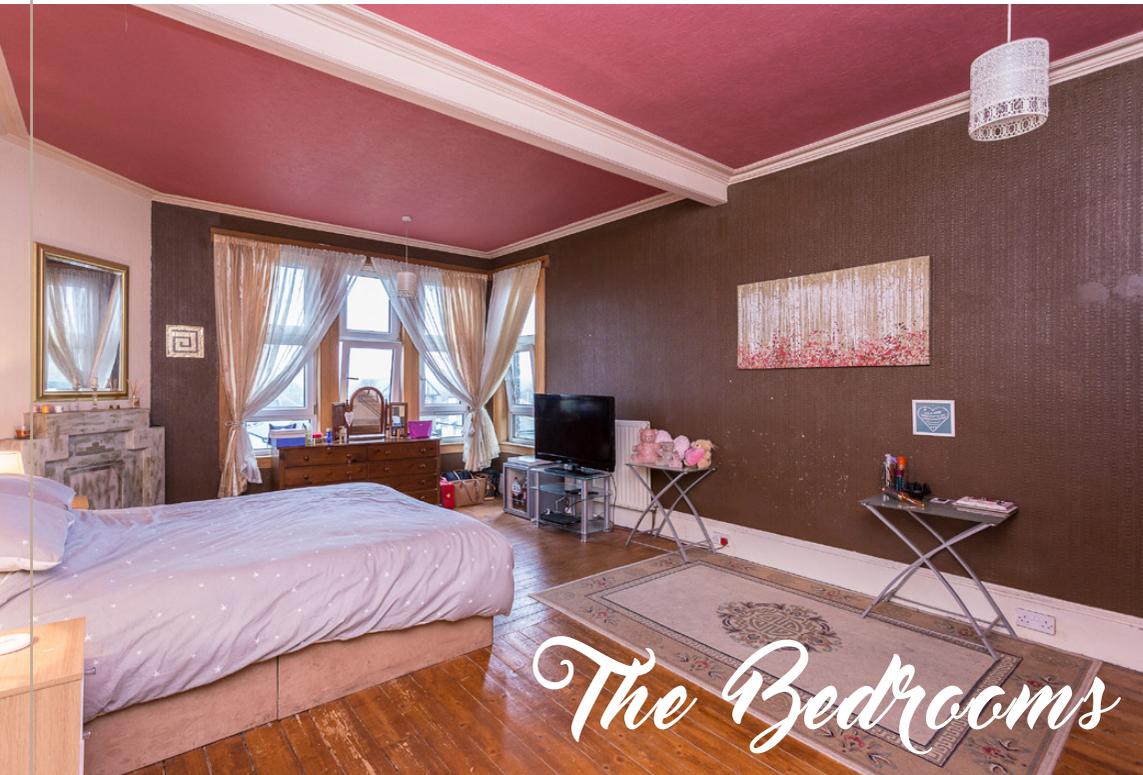
The carpeted staircase rises to a half landing before completing its journey to the upper floor. On the half-landing are bedroom one and the family bathroom. The bathroom is spacious with a shower over the bath. The master bedroom has a dual aspect window formation and a corner fireplace as a feature. There are three further rooms on the upper floor, one is currently enjoyed as a lounge, this would originally have seen life as the first-floor drawing room and features some fine period detail including cornice and ceiling rose. The feature fireplace adds focal -interest to the room.

Externally this handsome home has a garden to the front and back along with a drive capable of parking several cars. A garage is in attendance. This home offers so much potential.



The Kitchen







Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.26m (14') x 3.89m (12'9")
Kitchen	4.14m (13'7") x 3.65m (12')
Bedroom 1	6.17m (20'3") x 4.14m (13'7")
Bedroom 2	4.28m (14'1") x 3.90m (12'10")
Bedroom 3	4.52m (14'10") x 4.27m (14')
Bedroom 4	4.52m (14'10") x 4.28m (14'1")
Bedroom 5	4.18m (13'8") x 2.81m (9'3")
Back Room	2.99m (9'10") x 2.73m (8'11")
Bathroom	2.78m (9'1") x 1.97m (6'6")
WC	1.79m (5'10") x 0.85m (2'9")

Gross internal floor area (m²): 183m² | EPC Rating: E

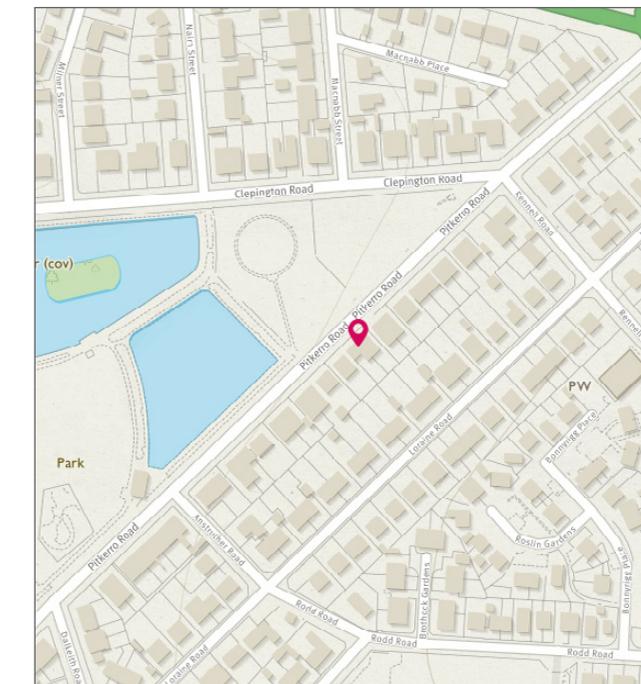


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