



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**30 Milton Street**  
DUNDEE, DD3 6QQ

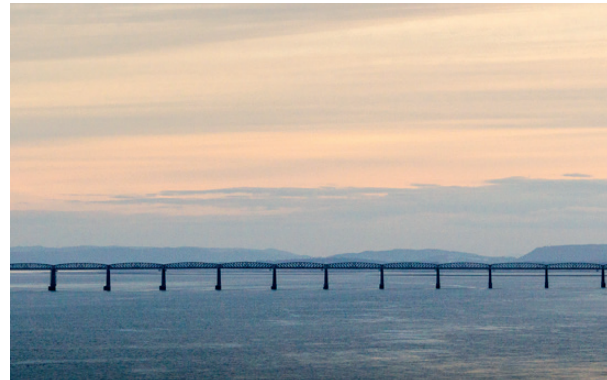


# AREA DUNDEE

ANGUS, DD3 6QQ

Milton Street is located in a well established and sought after residential area of Dundee and within good proximity to both Ninewells and Royal Victoria Hospital.

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. 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.





# 30

## MILTON STREET

DUNDEE, DD3 6QQ

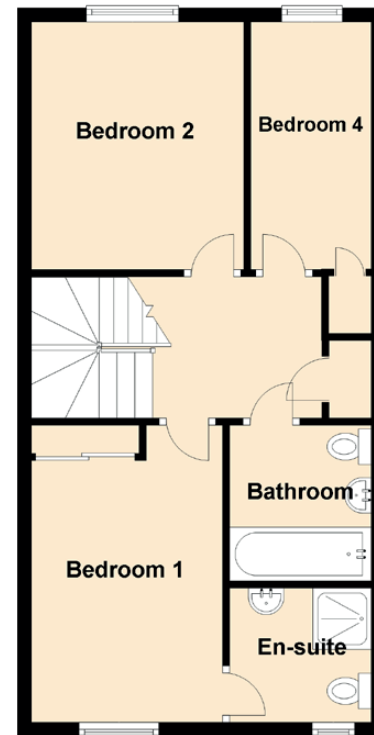
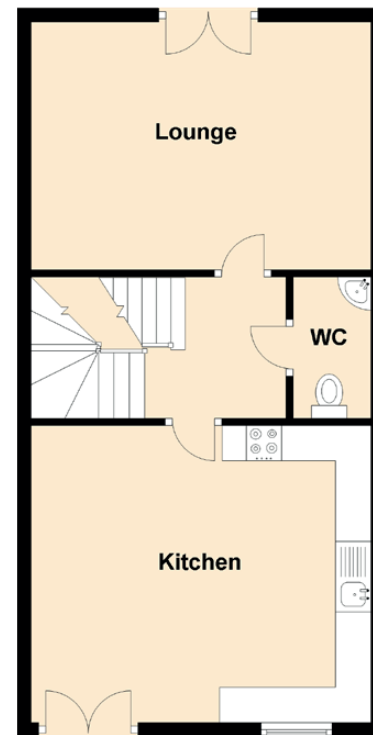
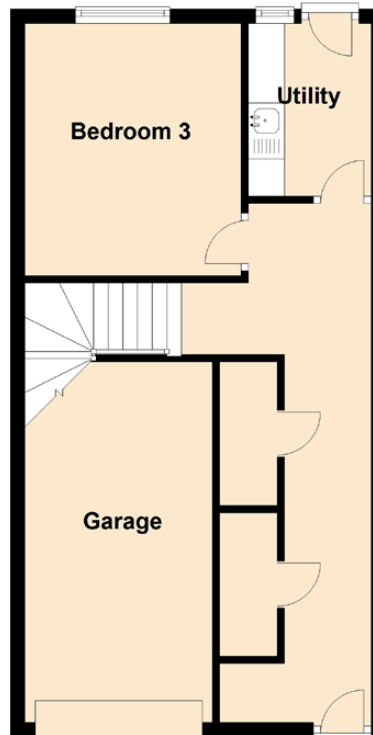
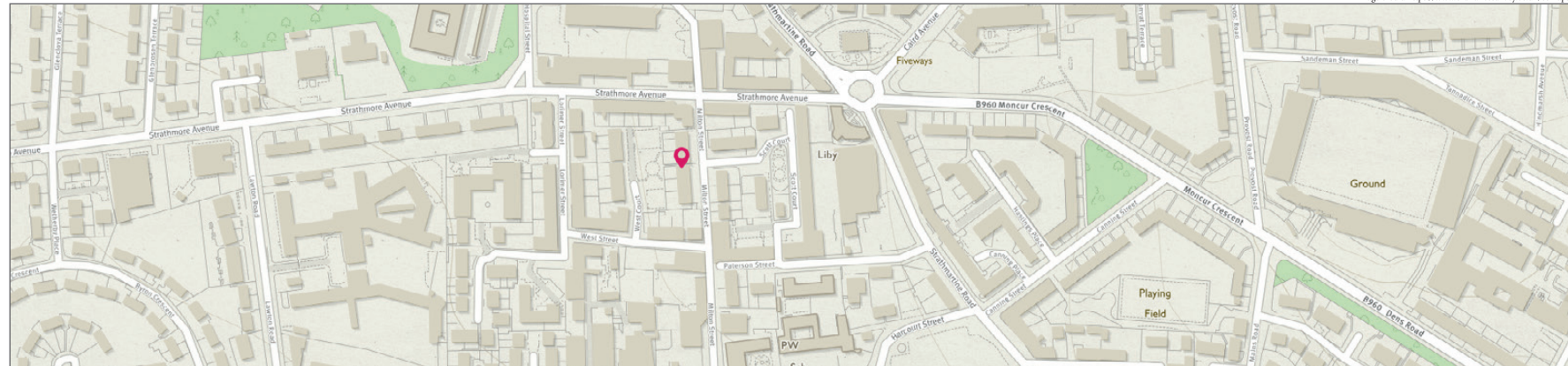
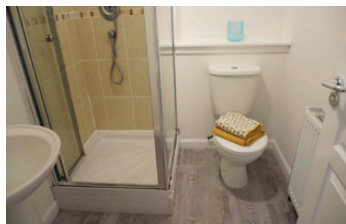
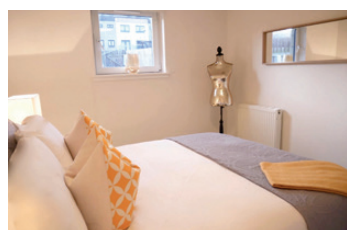
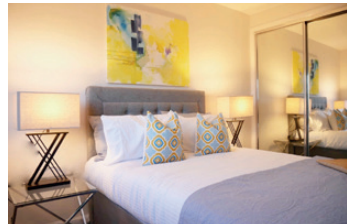
An excellent opportunity has arisen to acquire this spacious four-bed end-terraced townhouse, which makes for an ideal family home. Viewing of this property is highly recommended. Internally this accommodation is in excellent decorative order, having recently undergone a refurbishment, while briefly consisting of;

Ground Floor: entrance hallway with two large storage/cloak cupboards, a double bedroom and a fully fitted, partially tiled utility room which provides access to the rear garden. First Floor: landing with a two-piece, partially tiled WC with extractor fan, a bright and spacious lounge with a double Juliet balcony and an open plan, partially tiled kitchen/diner with a range of integrated appliances, including a 4 gas hob/oven, dishwasher and a further double Juliet balcony. Second Floor: landing with a linen cupboard, a spacious master bedroom with double built-in mirrored wardrobes and a three-piece, partially tiled en-suite shower room, a further double bedroom and a single bedroom with a built-in wardrobe as well as a three-piece, partially tiled family bathroom with an over-head shower.

This property also benefits from; gas central heating, full double glazing and private grounds to the front and rear of the property, including a secure rear garden with rear access as well as a single driveway, leading up to the single integral garage to the front. Visitors can take full advantage of the un-restricted on-street parking within the development.







Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 4.20m (13'9")
Bedroom 1	4.20m (13'9") x 2.70m (8'10")
En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 1.70m (5'7")
Utility	2.40m (7'10") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")
WC	2.00m (6'7") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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**GRANT LAWRENCE**  
 Photographer



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 Designer