

17 Callender Gardens

DUNDEE, DD4 6BP



*OUTSTANDING VIEWS OF THE TAY AND BRIDGES
AND GREAT GARDEN SPACE*



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Part exchange is available! McEwan Fraser Legal is delighted to offer to the market this spacious three-bedroom, end-terraced villa situated in this popular residential area.

lounge/diner



From the front door, the entrance hall with stairs to the first floor, excellent storage space and guest cloakroom with toilet and wash-hand basin. The lounge has a feature fireplace and laminated wood flooring and is spacious enough to provide room for a dining table. Glazed doors from the dining room, combined with a large window to the garden, ensure this room is flooded with natural light.



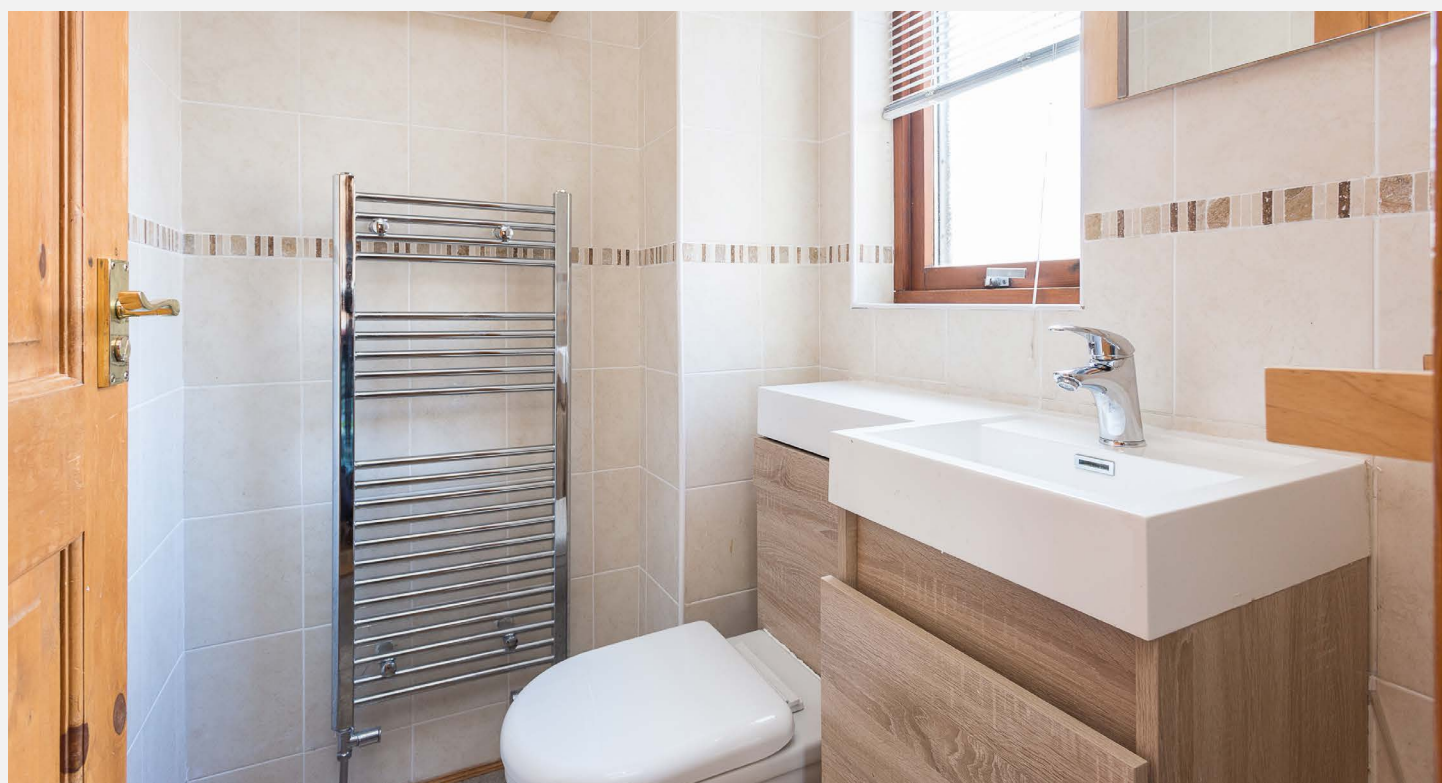


The kitchen has been recently upgraded and offers a modern range of units with space and plumbing for washing machine, built-in electric oven with induction hob. From here, an opening leads to the hall and useful storage.

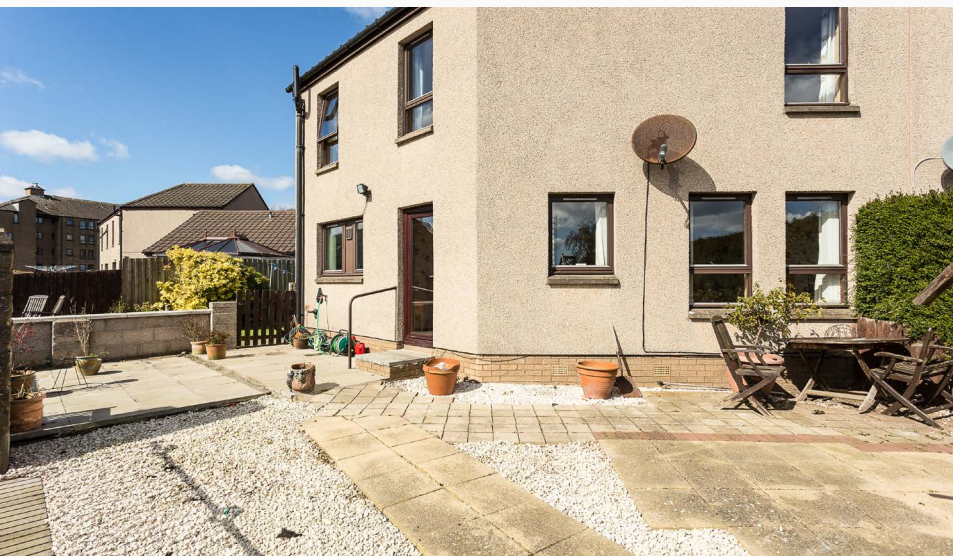


The first-floor landing leads to all upstairs rooms, which consist of three bedrooms and the family bathroom. The main bedroom has built-in cupboards and a window to the garden with stunning views over the Tay. Finally, the family three-piece shower room enjoys a quadrangle shower cubicle, a vanity basin and a toilet. The wet wall finish keeps it looking fresh and modern.





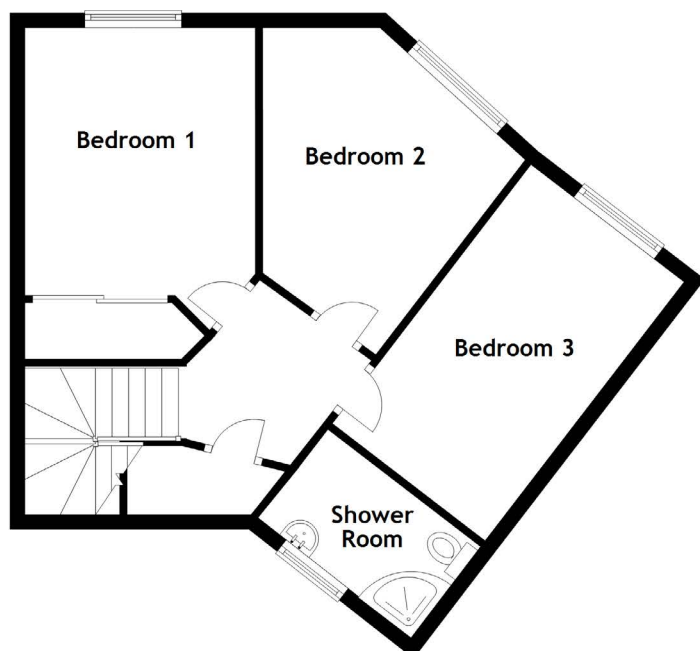
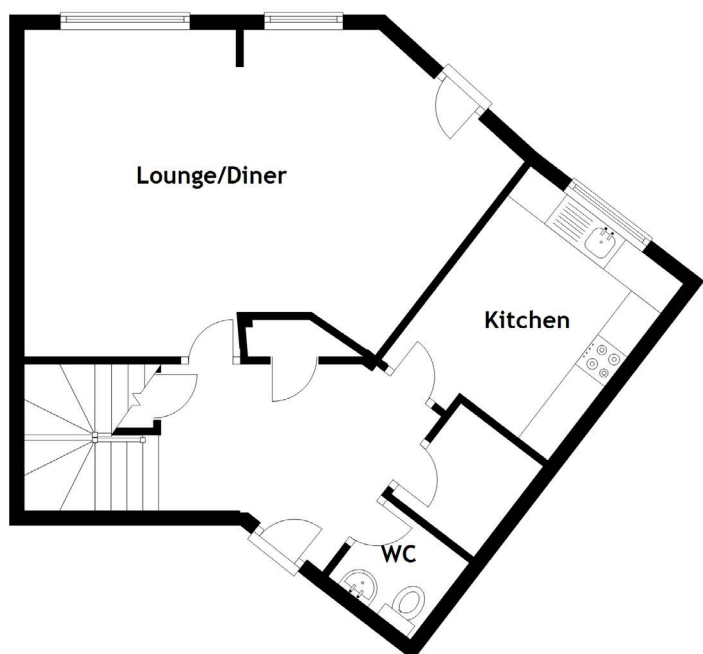
shower room & wc



To the front is a garden area bounded by low-level walls and, to one side, a gate gives access to the rear garden. The rear garden has been laid to lawn with patio area and a deck. The views are simply stunning!



This superb home, situated to the east of the City has been meticulously maintained and offered to the market in walk-in condition; the spacious accommodation is well laid out to create a substantial family home. This is a real 'must see' home.



Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	6.90m (22'8") x 4.40m (14'5")	Shower Room	2.23m (7'4") x 1.54m (5'1")
Kitchen	3.28m (10'9") x 2.60m (8'6")	WC	1.37m (4'6") x 1.30m (4'3")
Bedroom 1	3.69m (12'1") x 3.10m (10'2")		
Bedroom 2	3.90m (12'10") x 3.70m (12'2")	Gross internal floor area (m ²):	102m ²
Bedroom 3	4.49m (14'9") x 2.59m (8'6")	EPC Rating:	C

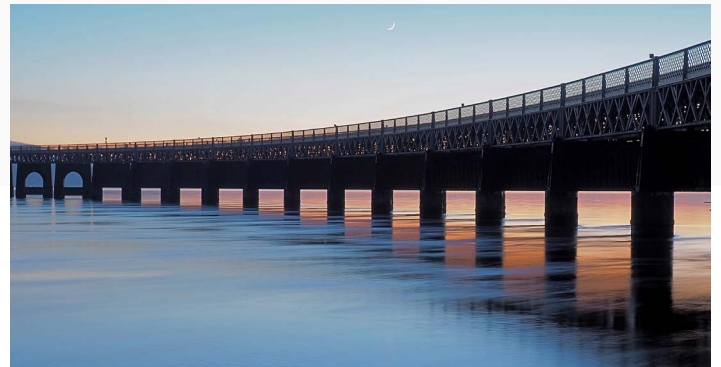


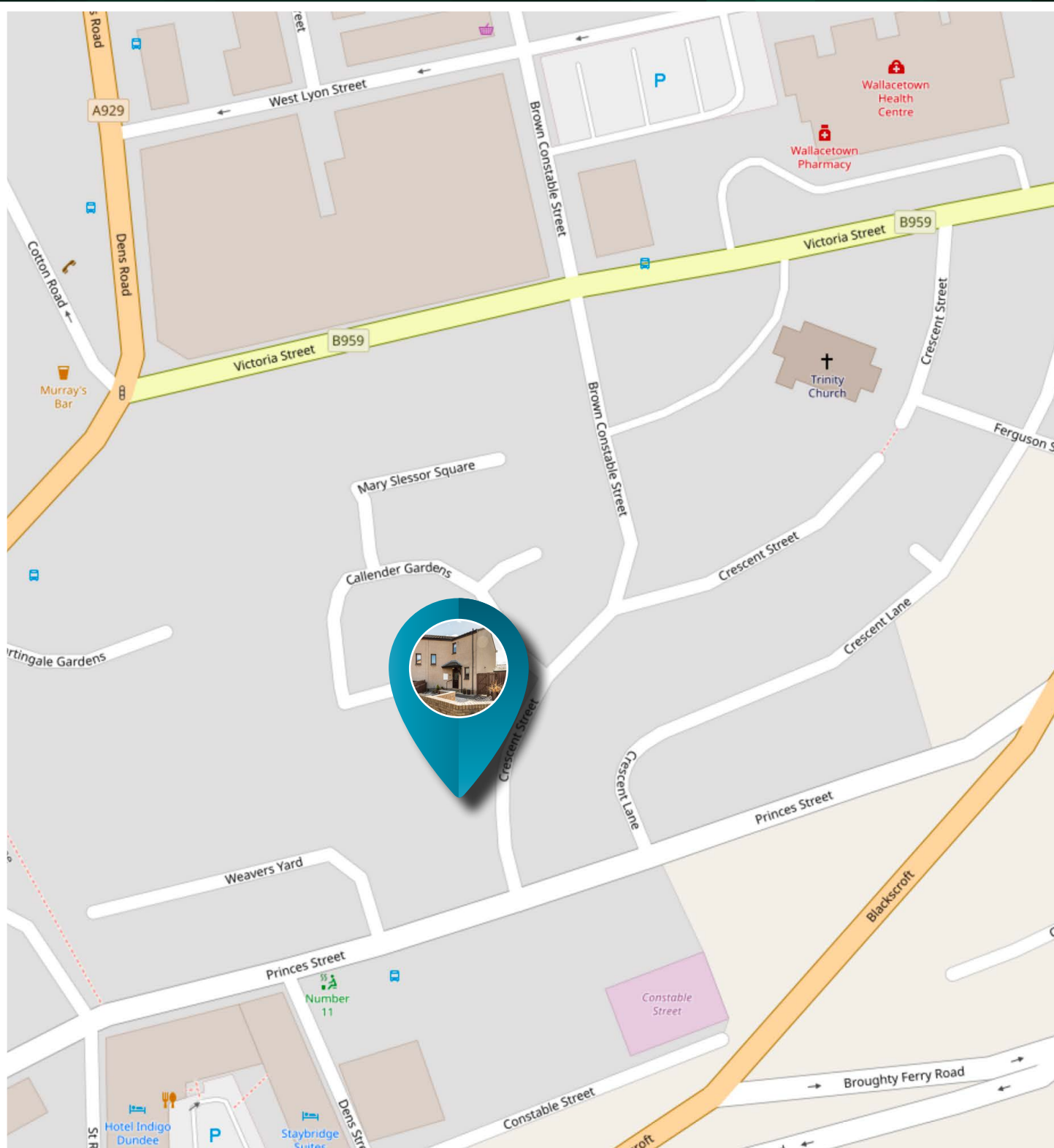
Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills. Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.





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