

21 Leyshade Court

DUNDEE, DD4 8XN



A great location for all amenities and an easy commute to the City



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McEwan Fraser Legal is delighted to offer this two-bedroom terraced villa situated in this popular residential area.

THE LOUNGE



From the front door enter the vestibule with stairs to the first floor and access to the downstairs accommodation. The lounge is front facing with modern luxury vinyl tiling flooring and a feature wall, there is also access to the under stair storage. A door from the lounge leads to the kitchen/ diner where French doors open to the garden to ensure this room is flooded with natural light.

THE KITCHEN



The kitchen offers a modern range of units with under-counter appliance space and plumbing for washing machine.



The first-floor landing leads to two bedrooms and the family shower room.
Both bedrooms have valuable built-in wardrobes.

BEDROOM 1



BEDROOM 2 & THE SHOWER ROOM

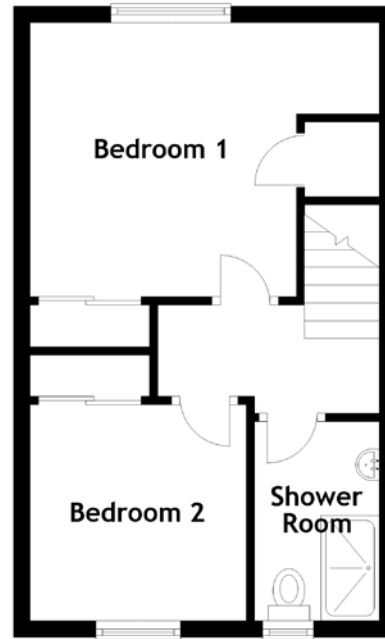
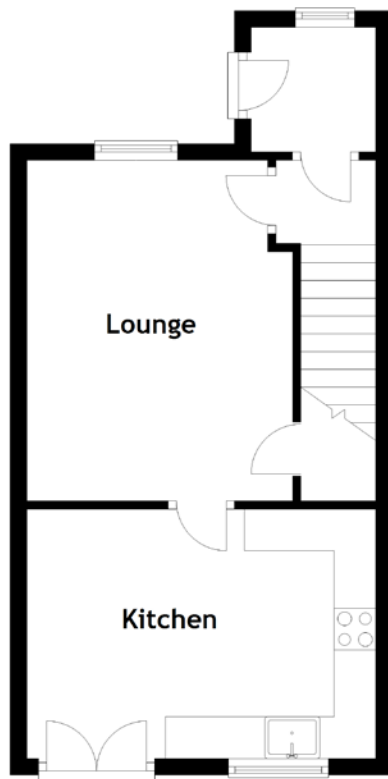


To the front is a garden area bounded by wooden fencing and offers a drive for off-road parking. The rear garden has been laid to grass primarily with a patio area just outside the dining kitchen, and a garden shed. The garden has a private path with access out to the street.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

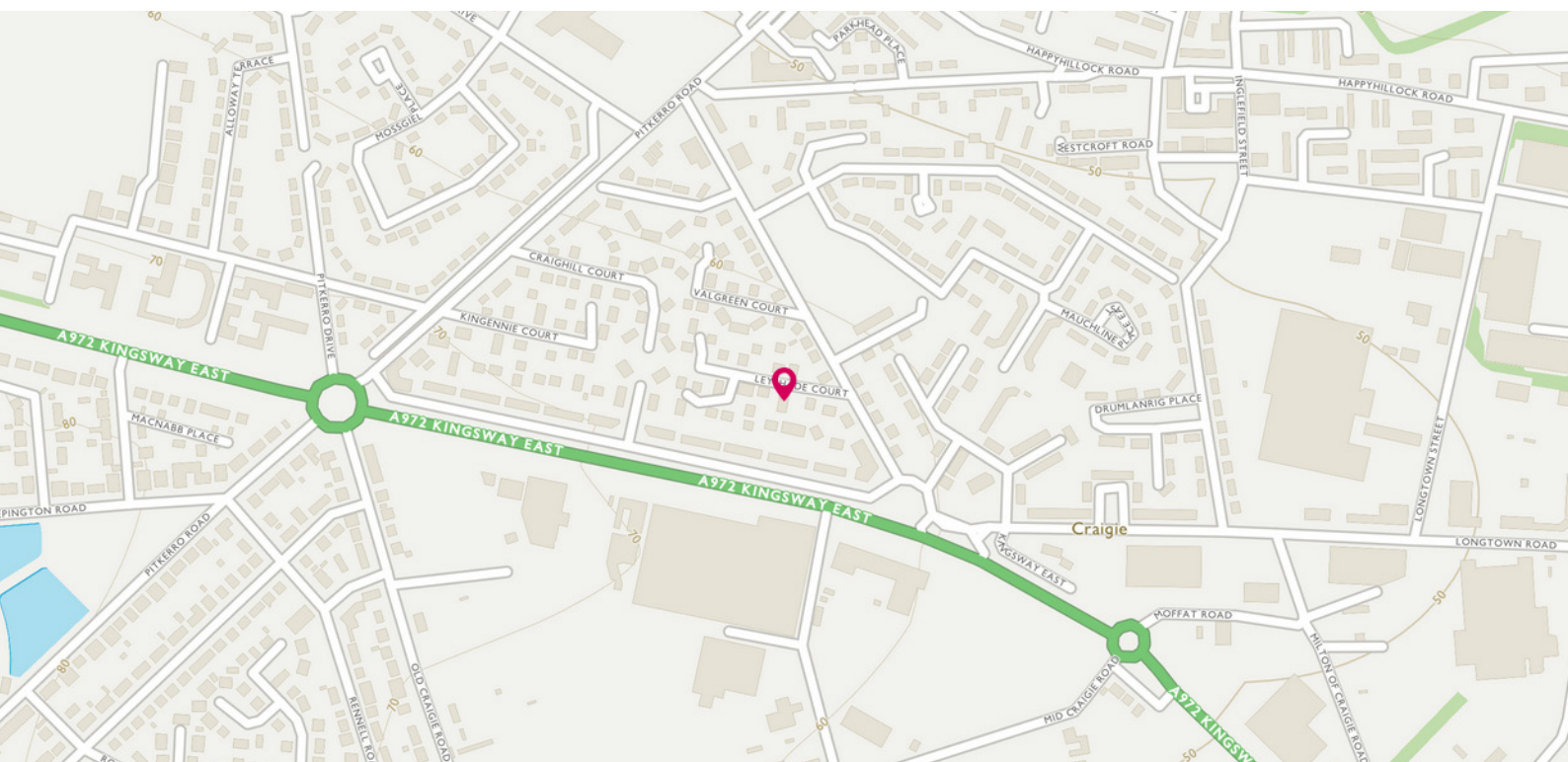


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")

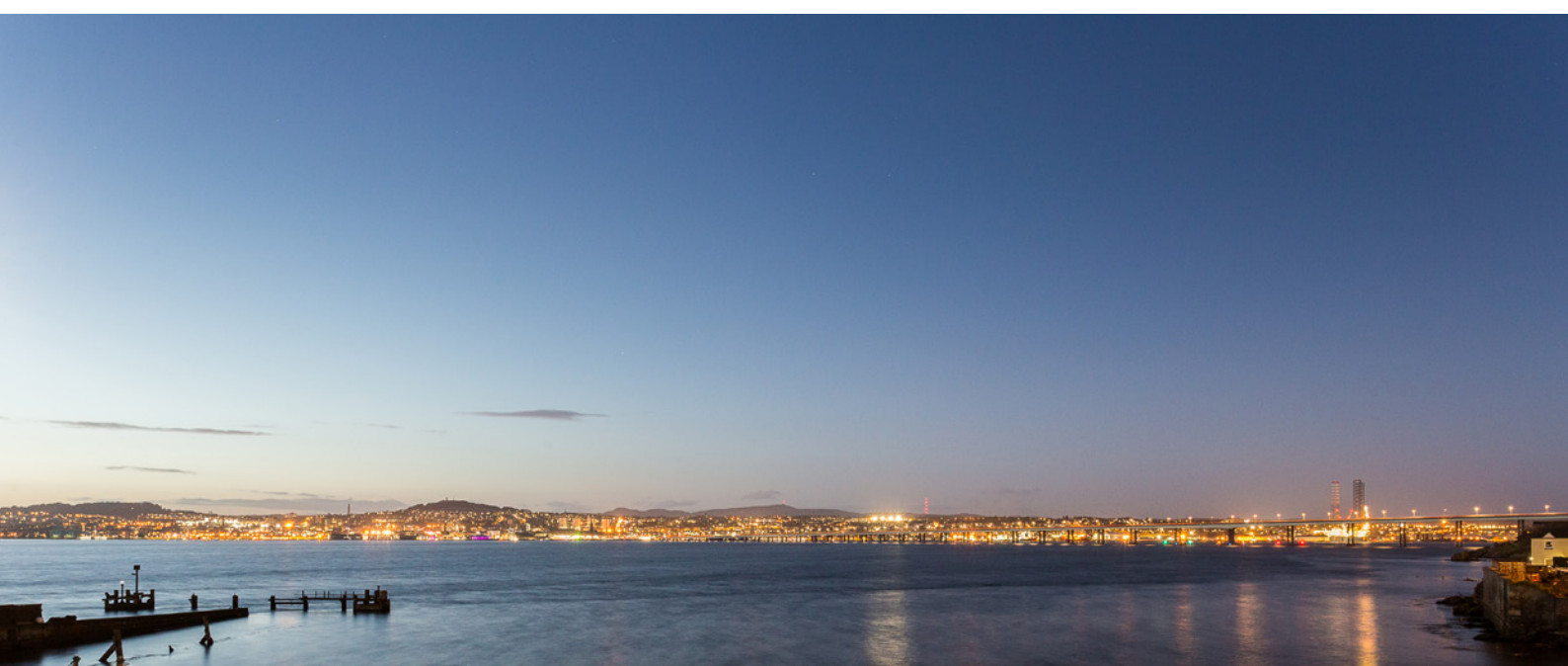
Bedroom 2	2.60m (8'6") x 2.60m (8'6")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 63m²
EPC Rating: C



THE LOCATION

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. Dundee 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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