

# 36 Peebles Drive

DUNDEE, ANGUS, DD4 0TF



*WONDERFUL THREE BEDROOM  
DETACHED BUNGALOW*



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McEwan Fraser Legal is delighted to present this lovely bungalow in truly walk-in condition. The property is situated within a quiet setting surrounded by a number of similar-styled properties. The property is in truly walk-in condition.

On entering the property, there is a reception hall leading to the lounge which has a front-facing window flooding the room with light. The modern dining/kitchen is an excellent size with a wealth of floor and wall-mounted units and ample room for a dining table and chairs, a rear door leads you out to the private secluded gardens.







**The Lounge**







There are three good-sized bedrooms with the master benefiting from built-in storage. The family bathroom completes the accommodation on offer. The property further benefits from new central heating and brand-new double glazing.





**Bedroom 2**

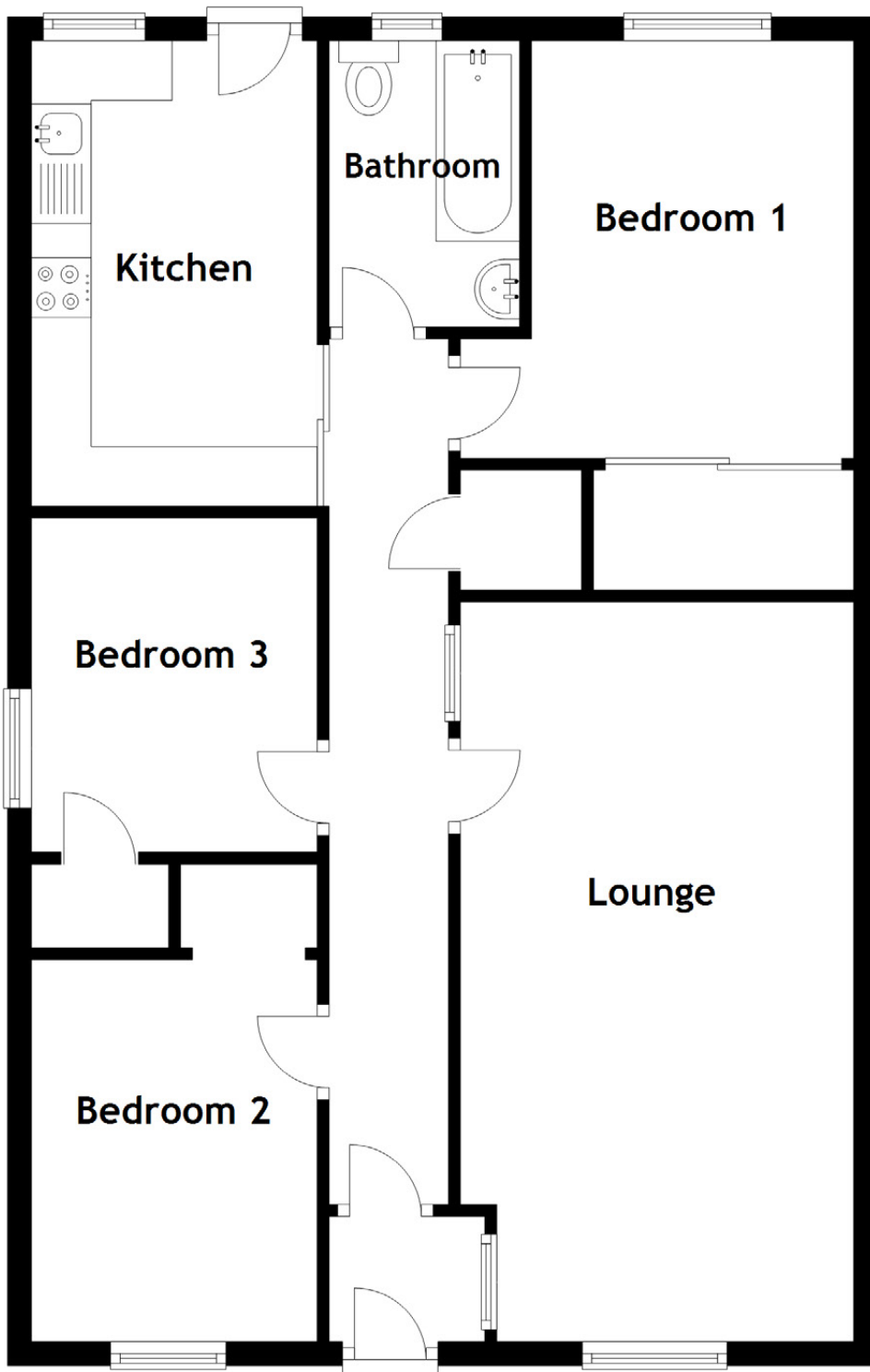






**BEDROOM 3**





Approximate Dimensions  
 (Taken from the widest point)

Lounge	6.20m (20'4") x 3.30m (10'10")	Bathroom	2.40m (7'10") x 1.60m (5'3")
Kitchen	3.90m (12'10") x 2.40m (7'10")		
Bedroom 1	3.50m (11'6") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Bedroom 2	3.20m (10'6") x 2.40m (7'10")	EPC Rating: D	
Bedroom 3	2.80m (9'2") x 2.40m (7'10")		





The gardens are beautifully landscaped (south-facing) surrounding the property. Off-street parking is provided by a large driveway that can accommodate three vehicles, leading to the single garage.





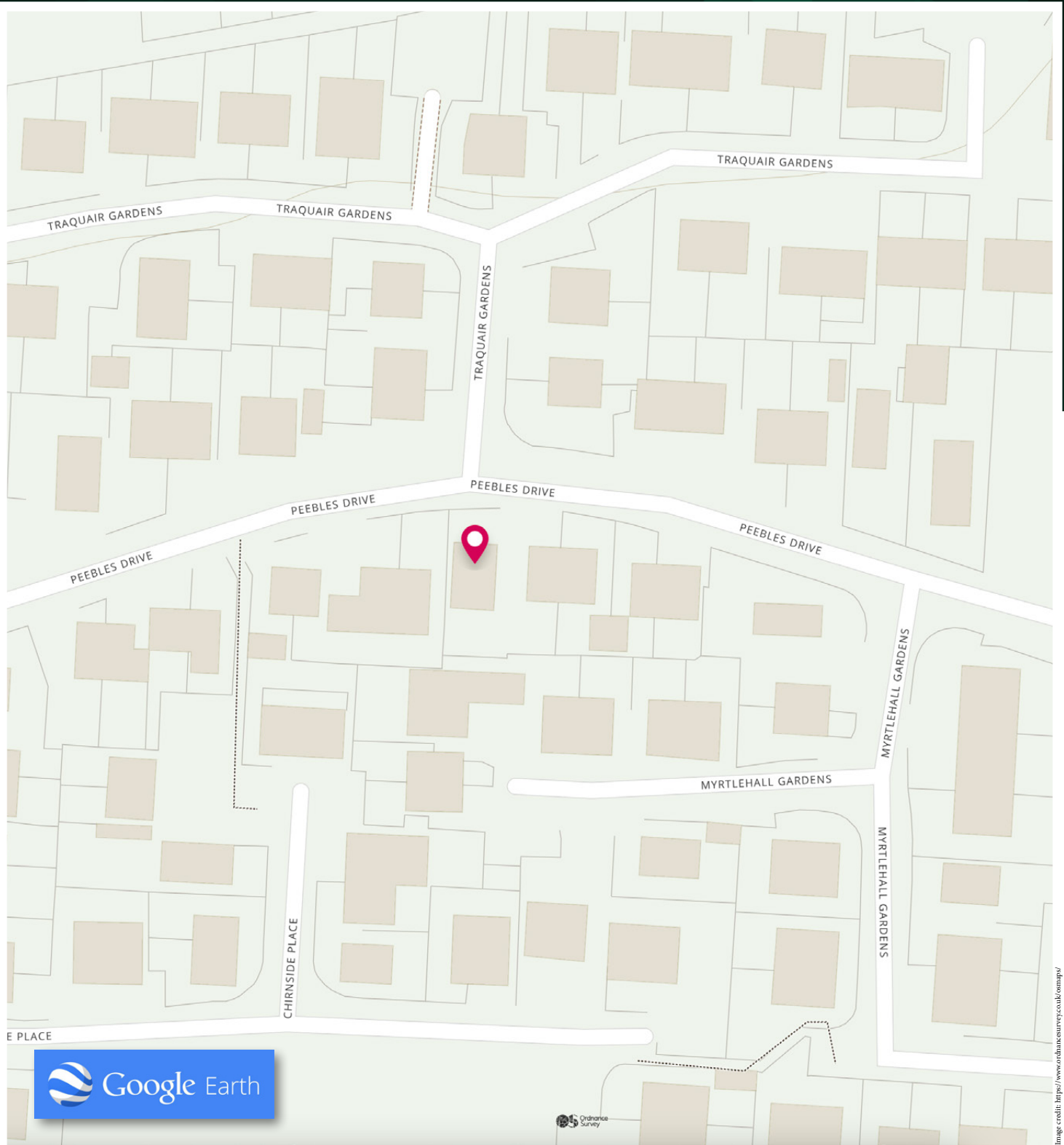


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Dundee is often overlooked when buyers consider purchasing a home in this Scottish city but in fact, it has been enjoying a lot of re-development and enhancement over the last few years and is in the middle of a £1 billion redevelopment of its waterfront. This includes the V&A 'Museum of Design Dundee' which is due to open in 2018.

For buyers, there are plenty of reasons that make the city a great place to live, from its own port on the city's quayside to the lively nightlife which rivals that of Glasgow or Edinburgh with the added benefit of being within walking distance of home. There are also fantastic food and drink options, excellent transport links and beautiful beaches – not to mention all your day to day necessities. So, no matter what your circumstances – student, young professional or growing family, there is plenty for you to enjoy. It's home to two world-class universities, University of Dundee and the University of Abertay, bringing in a lively and diverse population. Whether you already know the area well, or you're looking to relocate, there are a variety of options for putting down roots in this densely populated city. Dundee certainly lives up to its tagline: "One City, Many Discoveries".





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