



LOCATION IMAGES:

City Square

Tay Bridge

V&A Museum

Law Hill

Dundee Skyline



DUNDEE

ANGUS

Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly-rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.

undee 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.



13 BRINGTON ROAD

DUNDEE

Part exchange is available! McEwan Fraser Legal is delighted to offer to the market this spacious three-bedroom semi-detached bungalow. The living space flows into elegant proportions and welcoming rooms.

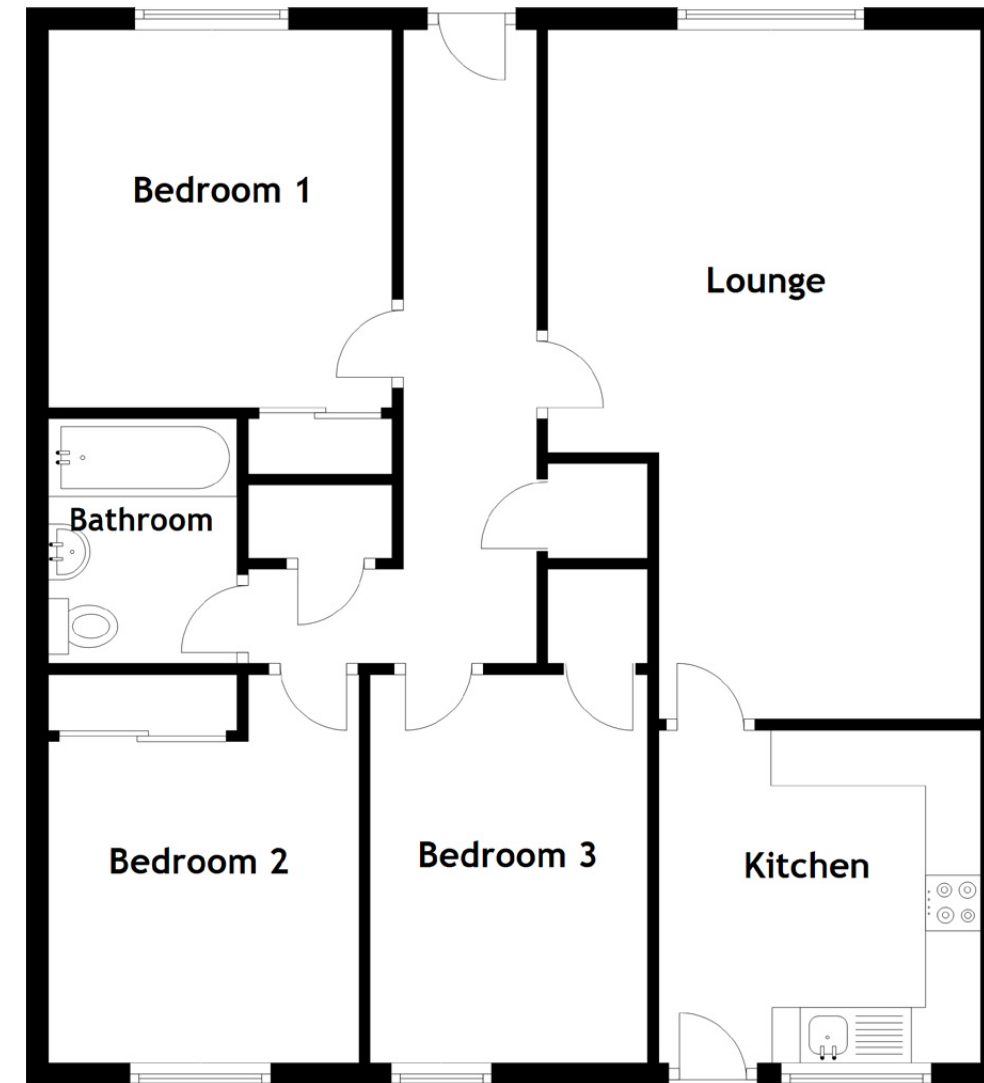
The front door opens to a welcoming hall. The Lounge offers an elegantly proportioned room with space for dining and there is a large window to the front garden. A door from here opens to the kitchen, well stocked with units and storage. A gas hob and a built-under electric oven are included and the kitchen is plumbed for a washing machine. A double-glazed door leads to the back garden. There is space for a small breakfasting table if desired. The bathroom is a gem with vanity storage and a rainhead shower over the bath. Modern, wet-wall finish and a glazed shower screen help create a relaxing environment. There are three bedrooms two of which have built-in wardrobes.

Externally there is a garage and a drive with a lawn area on either side of the footpath to the front door. To the back of the house is an enclosed garden with a Summerhouse, a patio area, and a lawn. The garden is reasonably secluded. Overall this is a desirable bungalow in a popular location.





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
EPC Rating: C

Image credit: <https://www.dundeearea.co.uk/dundee/>



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Part
Exchange
Available

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