

12 Dunbar Terrace

DUNDEE, DD4 0FJ



*A SEMI-DETACHED VILLA WITH
A MODERN STYLISH LIVING SPACE*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer a potential part exchange. Nestled in a quiet and welcoming neighbourhood, this charming two-bedroom semi-detached villa offers a perfect blend of modern comfort and thoughtful design. Constructed in 2022 to a high standard, this “like new” property boasts a generous 76 square meters of habitable space and comes complete with an NHBC warranty for your peace of mind.

On the ground floor, you’ll be greeted by a spacious lounge, providing an ideal space for relaxation and entertainment. An added feature is a full-height understairs cupboard, perfect for keeping your living space clutter-free.

The modern dining kitchen is a highlight of the home, featuring French doors that open to the enclosed garden. It's an inviting space where culinary delights meet family gatherings, offering a seamless transition between indoor and outdoor living. For cat lovers, there's an innovative custom-built cat play area leading from the dining space, providing a secure outdoor haven for your furry friends. This feature can be removed if not required. Completing the ground floor is a convenient shower room, adding an extra layer of functionality to your daily routine.







Climb the stairs to the upper floor, where you'll find two well-appointed bedrooms, both benefiting from built-in wardrobes. Whether you're starting your day or winding down for the night, these bedrooms offer comfort and tranquillity.





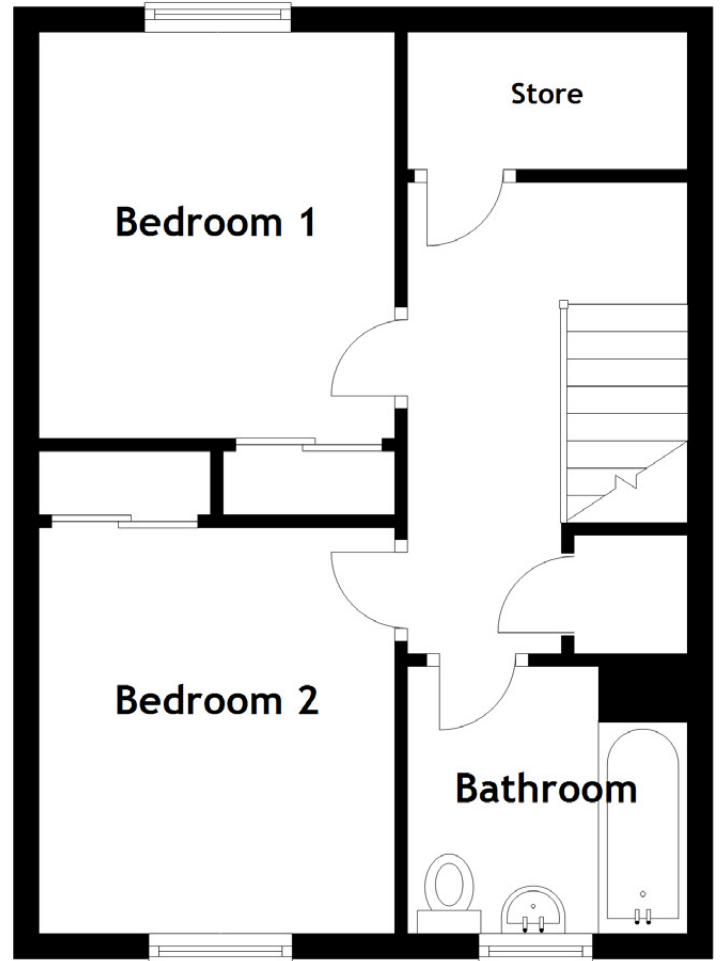
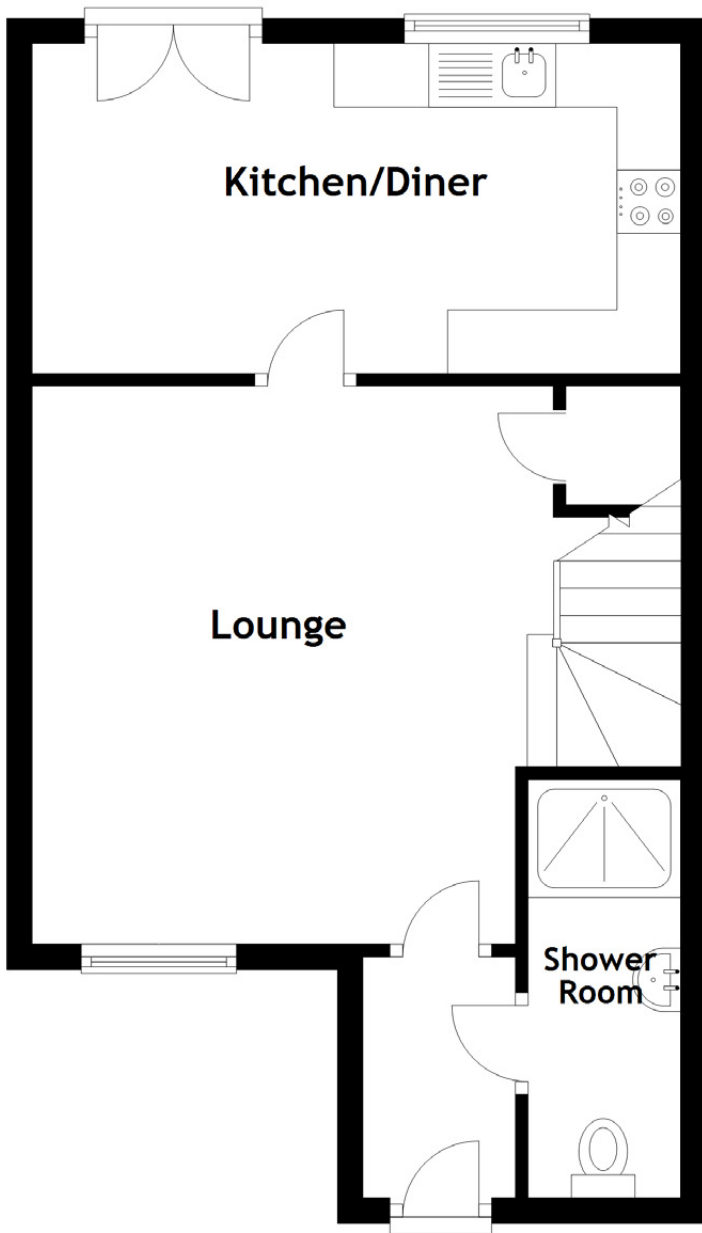
Bedroom 2





The family-size bathroom is both modern and practical, offering a relaxing environment. In addition, there are two storage cupboards on the upper level.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen/Diner	5.10m (16'9") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Shower Room	3.30m (10'10") x 1.20m (3'11")

Bathroom	2.20m (7'3") x 2.10m (6'11")
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Gross internal floor area (m²): 76m²

EPC Rating: B



Solar panels contribute to the efficiency of this home, reducing energy costs and minimizing your environmental footprint. A drive provides ample off-road parking for several vehicles, while a neat garden to the front adds to the home's curb appeal.

The current owners have cherished this property, but a work-related relocation necessitates the sale. They love the house so much that, if they could, they would take it with them. Alas, that's not possible, so now you have the opportunity to become the fortunate new owners of this desirable home.

In summary, this semi-detached villa is a true gem, offering not only a modern, stylish living space but also the convenience and efficiency of a newly constructed home. With its spacious rooms, innovative cat play area, and beautiful garden, it's a place where cherished memories are waiting to be made. Don't miss out on making it your own. Schedule a viewing today and take the first step toward your dream home.



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 and Albert Dundee. 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.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.



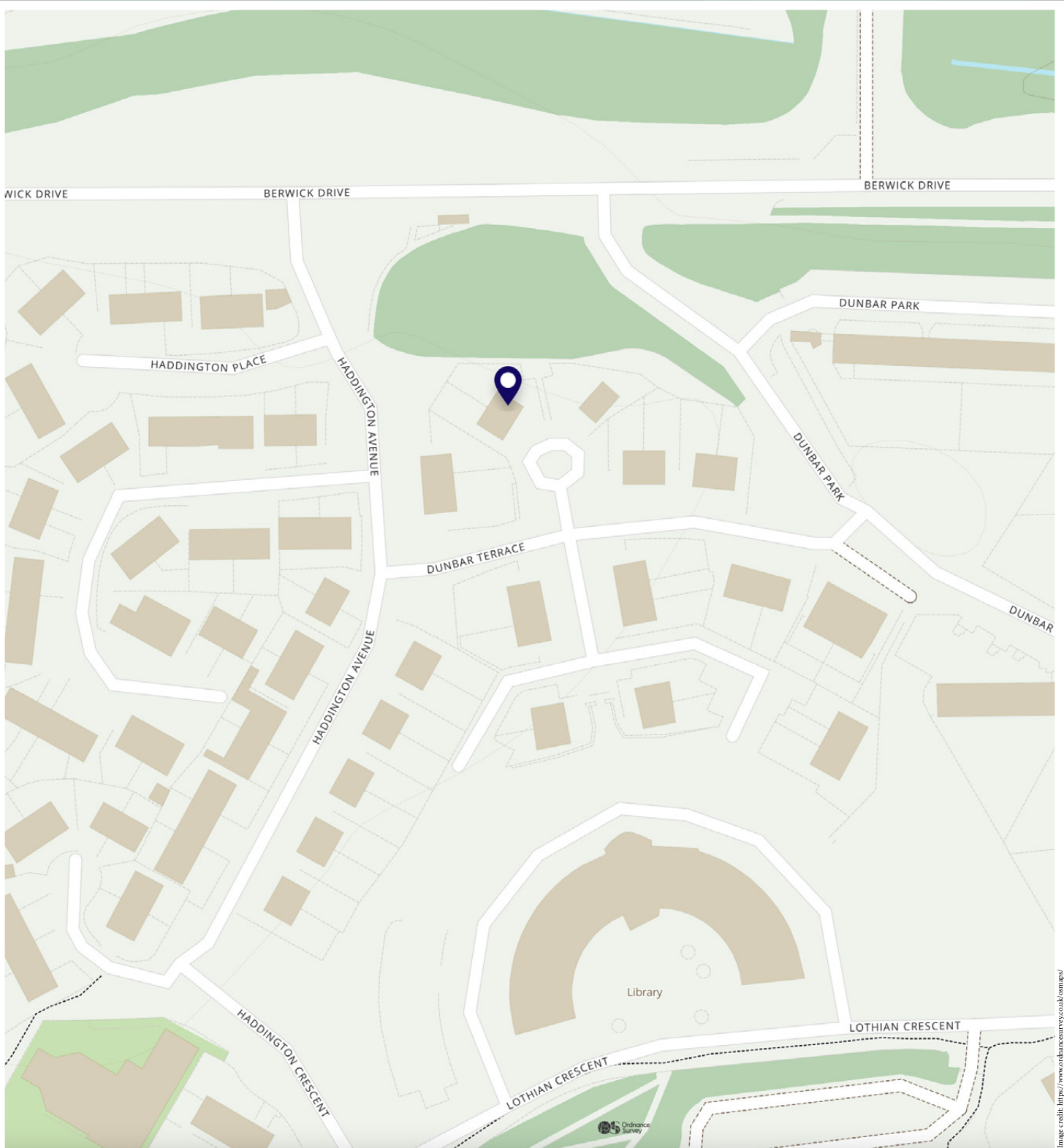


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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