

9 Ambleside Avenue

KIRKTON, DUNDEE, ANGUS, DD3 0AG



Desirable three-bedroom home with a drive to the front and an enclosed garden to the back



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce this immaculately presented and spacious three-bedroom mid-terraced family home. On arrival, the front door opens onto the hall with a carpeted staircase giving access to the upper level and offering good under-stair storage.

THE LOUNGE



The lounge is impressive in its proportions and presentation with a large bay window to the front of the house. The room feels spacious and modern with ample room for free-standing furniture and a feature fireplace adds a focal point. The kitchen offers a range of modern, wall and base units with coordinating work surfaces. A utility area has been cleverly fitted into what would have been a store to provide valuable extra workspace. A door here leads to the rear garden. On the ground floor is also bedroom three with built-in storage and a window to the front garden.

THE KITCHEN



BEDROOM 3





Upstairs are two double bedrooms. The family bathroom benefits from a three-piece white suite with a shower over the bath. A wet wall finish and a glazed screen finish the look.

THE BATHROOM



BEDROOM 1



BEDROOM 2

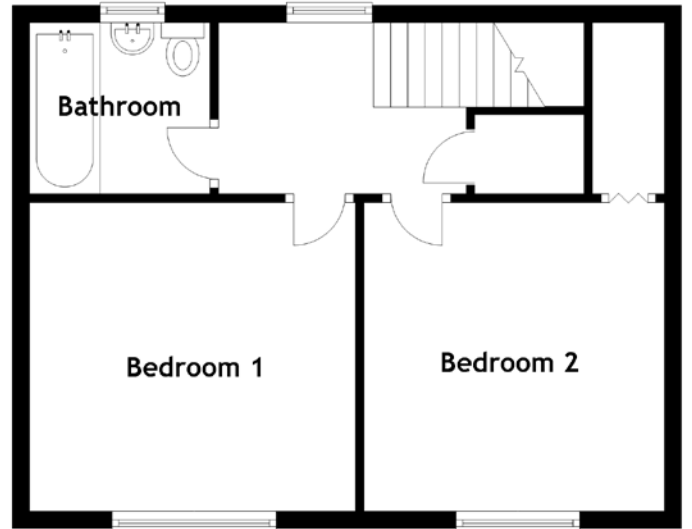
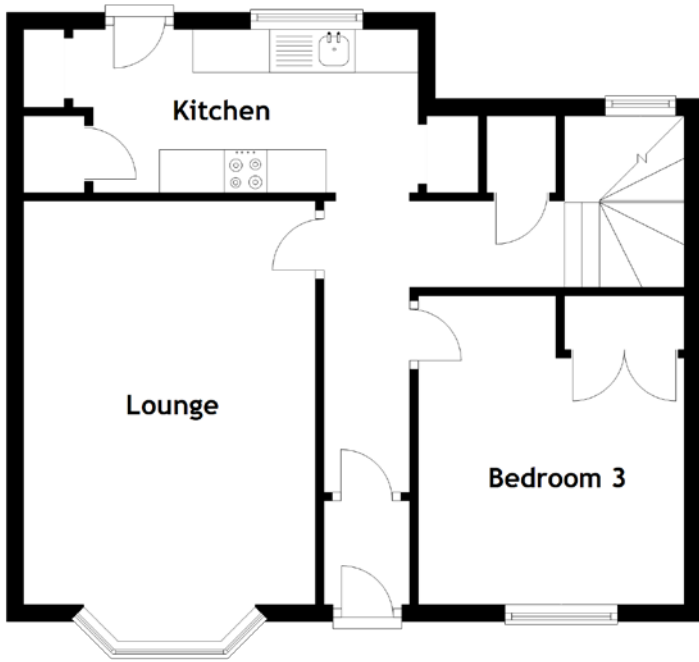


Externally there is garden ground to the front and rear with gravel to the front and mainly grass to the enclosed back garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 4.70m (15'5") x 3.40m (11'2")
 Kitchen 4.59m (15'1") x 1.90m (6'3")
 Bedroom 3 3.60m (11'10") x 3.10m (10'2")

Bathroom 2.10m (6'11") x 1.80m (5'11")
 Bedroom 1 3.80m (12'6") x 3.60m (11'10")
 Bedroom 2 3.60m (11'10") x 3.50m (11'6")

Gross internal floor area (m²): 95m²
 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. Dundee has enjoyed significant regeneration over the last few years a £1 billion redevelopment of its waterfront including the V&A Museum of Design. Schooling is close by for both primary and secondary levels.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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