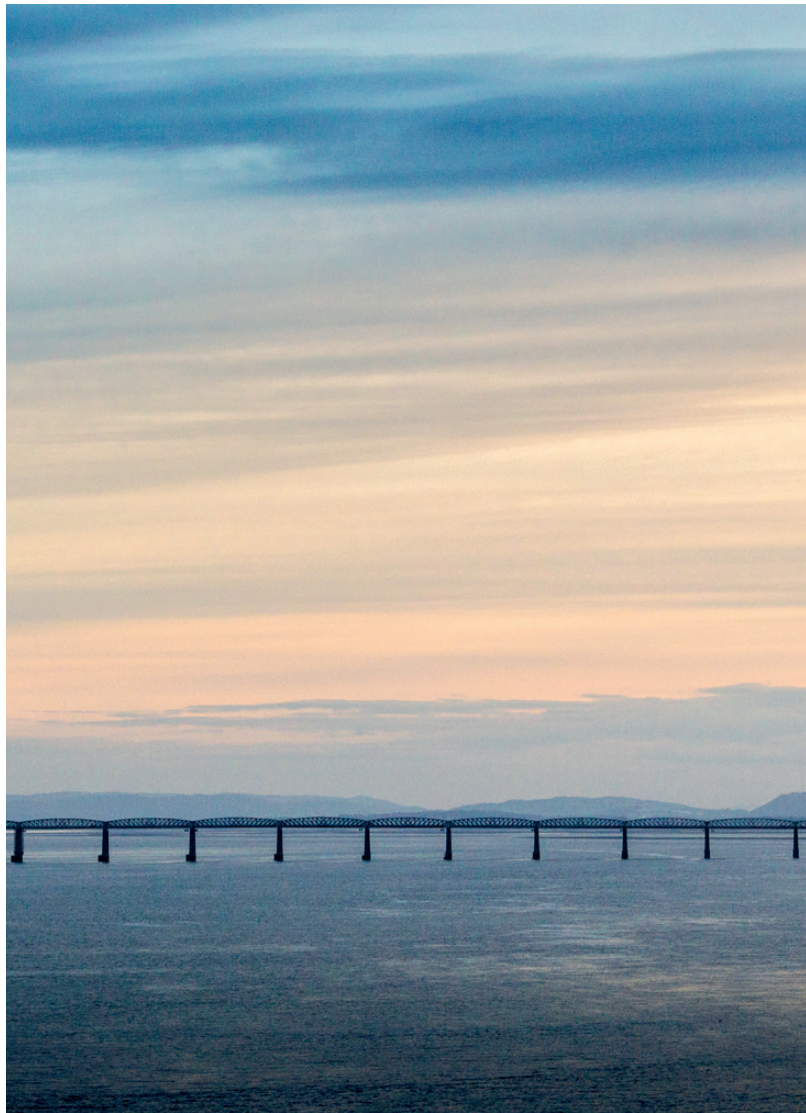





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

Casamartin 86 Kingsway

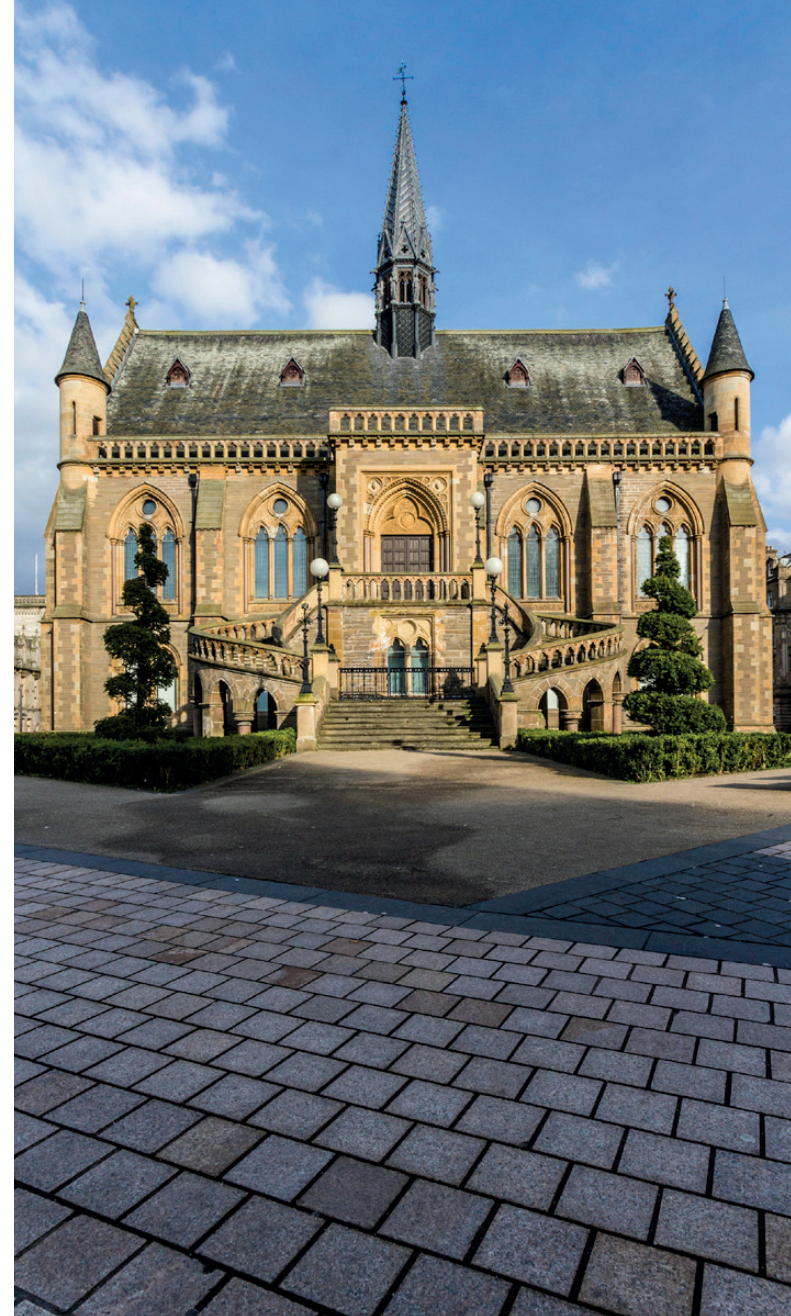
DUNDEE, ANGUS, DD4 9BR



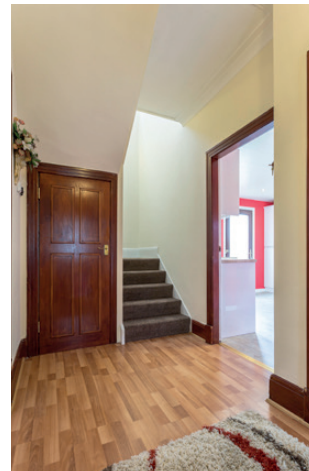
Dundee



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 City of Discovery



Casamartin | 86 Kingsway

We're delighted to offer this versatile detached family home situated in a prime location with easy access to all local amenities.

You can approach the property from either front or back as all the parking and outbuildings are located to the rear. From the front walk into the porch which then leads into the entrance hall with all doors to main rooms, turning staircase to first floor and under stairs storage space. The living room is located with a front aspect with an attractive walk in bay style window, wood flooring through here and the dining room. The dining room is located immediately behind this room and is open plan with patio doors giving access out on to the garden. The kitchen is next and also located to the rear with access door to rear garden. The kitchen has been

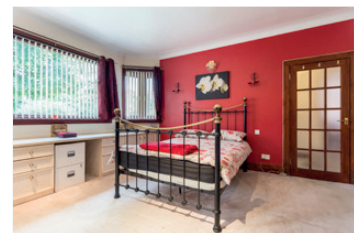
modernised by the current owners to offer a range of eye and base level cupboards with roll top work surfaces incorporating sink unit with mixer tap and drainer. Built in single oven with microwave above, four ring gas hob with extractor hood above, built in fridge and freezer, space and plumbing for washing machine, tumble dryer and dishwasher. Laminate tile effect flooring and spotlights complete this room. The master bedroom is also located downstairs with a front aspect, built in wardrobes and en-suite three-piece shower room, which has been modernised. Upstairs are the three further double bedrooms with eaves access and built in cupboards. A four-piece modern family bathroom with separate shower and bath is accessed for these rooms and a study with a front aspect completes the upstairs accommodation. To the

rear is a lawned garden enclosed by a low brick wall with pathway leading to the rear outbuildings. The front garden is laid to lawn with pathway leading down one side to the property.

The double garage to the rear has two up and over doors with light and power and is currently set up as an office. The family currently uses the self-contained one bedroom studio flat. Access is via the front door and all windows and doors are double-glazed. Contained inside the open plan, bedroom, lounge and modern kitchen with separate three-piece shower room suite. This would be an ideal setup for an elderly parent, investment opportunity to let out or for a growing teenager who needs privacy to study.







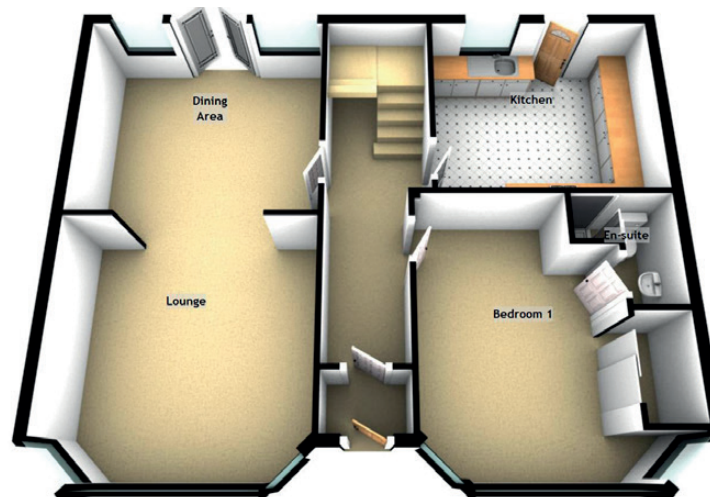
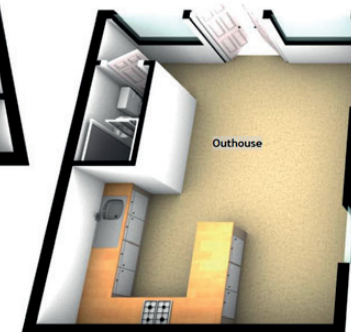
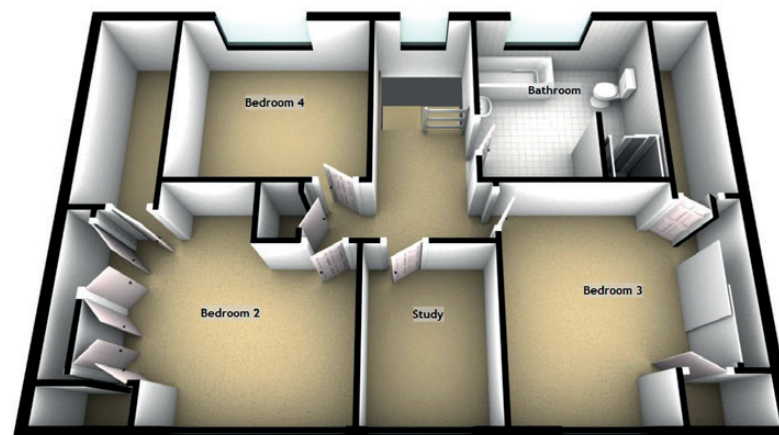
The Bedrooms



Study En-suite Bathroom



Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.20m (13'9")
Dining Area	4.20m (13'9") x 3.70m (12'2")
Kitchen	3.90m (12'10") x 3.30m (10'10")
Bedroom 1	4.60m (15'1") x 1.10m (3'7")
Bedroom 2	4.90m (16'1") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 3.90m (12'10")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Study	2.90m (9'6") x 2.20m (7'3")
Bathroom	3.20m (10'6") x 3.20m (10'6")
En-suite	1.70m (5'7") x 1.50m (4'11")
Outhouse	5.70m (18'8") x 4.70m (15'5")
Garage	5.50m (18'1") x 5.00m (16'5")

Gross internal floor area (m²) - 148

EPC Rating - D

Extras
(Included in the sale)

Fitted appliances and floor coverings are included within the sale.

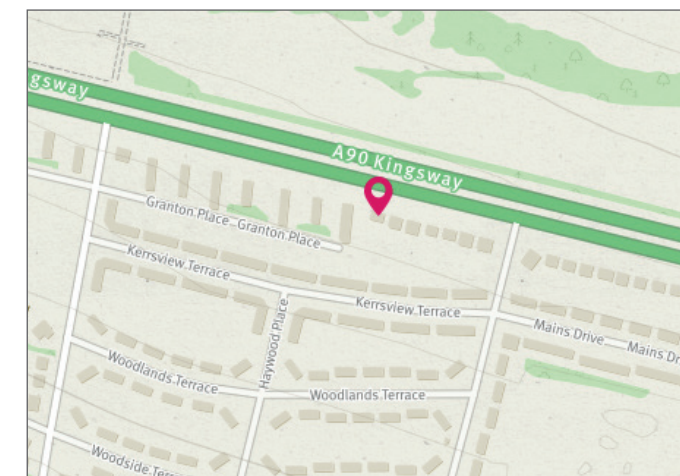


Image credit: <https://www.radiant-surveys.co.uk/sample/>




McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 01382 721 212 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk