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DUNDEE

The 'City of Discovery' commonly known as Dundee has been enjoying a lot of redevelopment 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 which is due to open in 2018. 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. We have recently agreed to sponsor the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.

THE TAY RAIL BRIDGE - THE LAW HILL - DUNDEE SKYLINE - THE MCMANUS GALLERIES - SEABRAES VIEW TO THE WATERFRONT - DUNDEE ART GALLERY - SEABRAES BRIDGE - CITY QUAY - MAGDALEN GREEN



39 HERON RISE

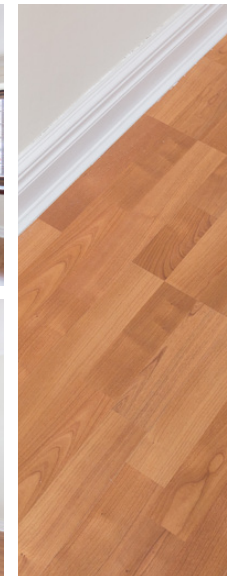
Part Exchange available. We are delighted to offer onto the open market this ready to move into stone built split level cottage with off-street parking to the front and low maintenance rear garden enclosed by brick walling.

Walking into the entrance hall we find stairs to the upper level and a large storage cupboard. On the lower level, you have the living room with a front aspect through double glazed windows which run throughout the house. There is laminated wood flooring, coving and a ceiling rose completing this room. The kitchen comprises of a range of eye and base level units with roll top work surfaces incorporating single bowl stainless steel sink unit with mixer tap and drainer. There is also a built-in oven and four ring gas hob above with extractor over. For the washing machine, there is under counter

storage space, while there is further space for an upright fridge freezer and multiple furniture configurations. The gas fired boiler is also located here and serves the domestic hot water and central heating.

Completing this level is the third bedroom which is a double in size and enjoys a double wardrobe with hanging space and shelving. On the other level is the main bedroom with large storage cupboard and en-suite three-piece shower room. Bedroom two also has a fitted wardrobe. Finally, the large three-piece family bathroom completes the accommodation.

Outside to the front is a private driveway offering off-street parking and to the rear is a stone garden area slabbed with a pathway and space for bins.





DETAILS

FLOOR PLAN DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)	
Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen	3.30m (10'10") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
En-suite	2.40m (7'10") x 2.40m (7'10")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bedroom 3	4.50m (14'9") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²)

82m²

EPC Rating

C

Extras (Included in the sale)

Floor coverings, appliances (excluding fridge freezer and washing machine), blinds and light fittings.



OFF STREET



LOCAL AMENITIES



A90
ROAD LINKS



CLOSE TO
AIRPORT

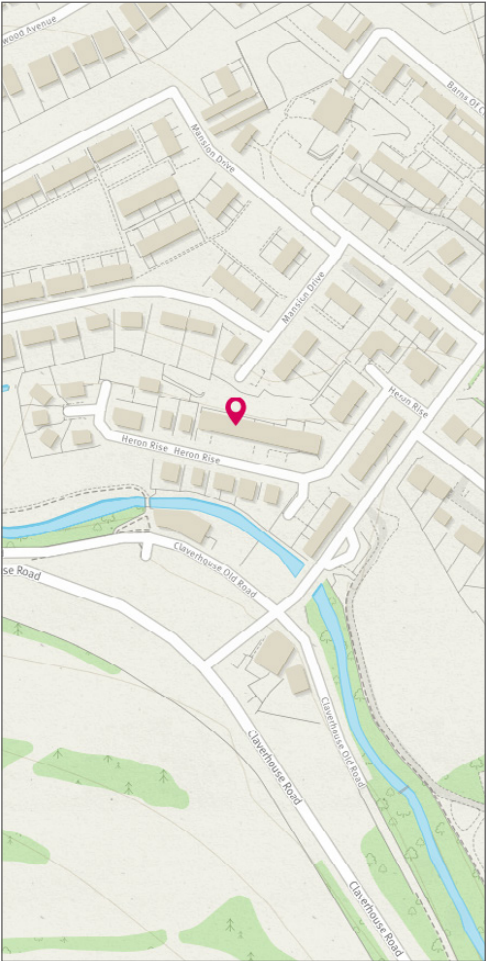
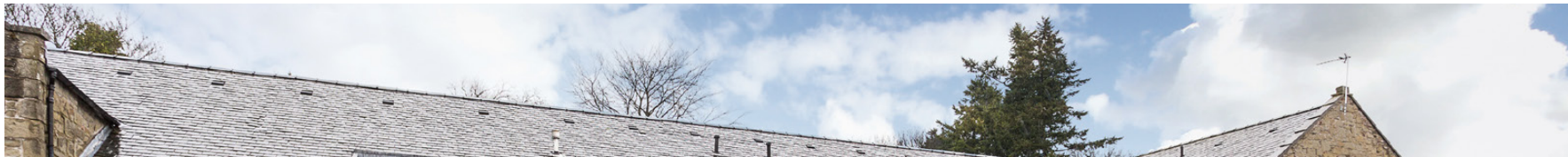


Image credit: <https://www.edmansurveys.co.uk/losmay/>



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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