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DUNDEE 'CITY OF DISCOVERY'

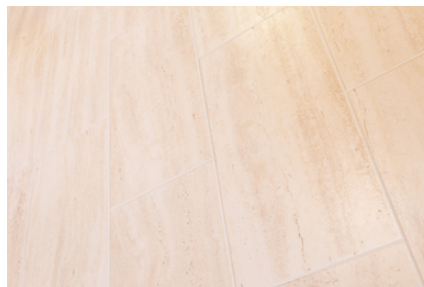
Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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.

65 FINAVON PLACE

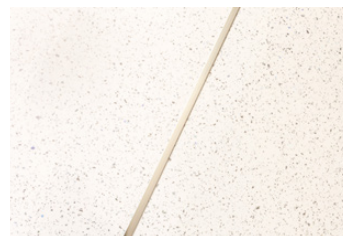
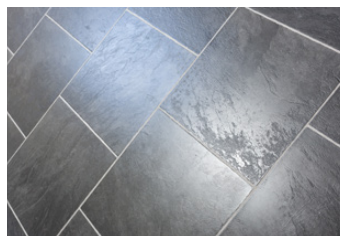
Part Exchange available! We are delighted to offer this recently fully renovated three double bedroom lower villa designed for the growing family or anybody that has a disability. A low rising ramp leads to the front door which is UPVC construction.

Walk in to the 'L' shaped hallway with storage cupboard and access to all of the rooms. The living room is off to the right and enjoys views over the front garden. The kitchen is accessed behind and refitted to offer a modern range of eye and base level cupboards with laminated roll top work surfaces and sink unit with mixer tap and drainer. Built in appliances include upright fridge and freezer and oven with halogen hob and extractor over. Space and plumbing for washing machine and wall mounted boiler serving domestic hot water and central heating. Further space for small table and chairs and built in cupboard. You can also access the garden from here.

The three bedrooms are all doubles in size with fitted cupboards and the three-piece refitted bathroom suite enjoys views to the rear, kidney shaped bath with shower over. The rear garden is lawned and enclosed by wood panelled fencing. To the front is a shared garden with pathway leading to the front door. Parking is available to the front of the building and a large shingled front garden.



BEDROOMS & BATHROOMS



FLOOR PLAN DIMENSIONS MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'8")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Bathroom	3.20m (10'6") x 2.30m (7'7")

Gross internal floor area (m²) - 78m²

EPC Rating - C

Extras
(Included in the sale)

Fitted appliances and floor coverings are included within the sale.

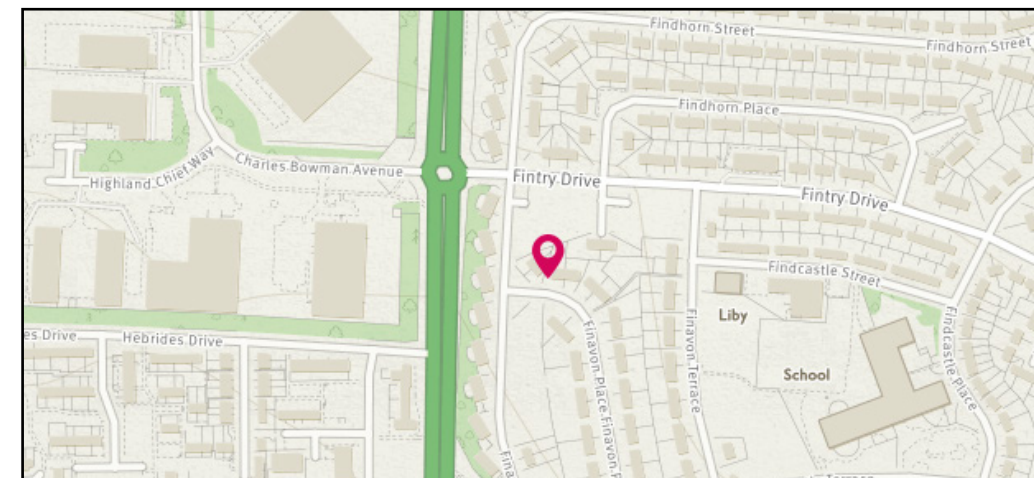


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer