




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

87 Findhorn Street

DUNDEE, DD4 9PH



87 FINDHORN STREET DUNDEE, DD4 9PH

We are delighted to offer onto the open market this ideal family starter home or investment opportunity situated in the popular Fintry area.

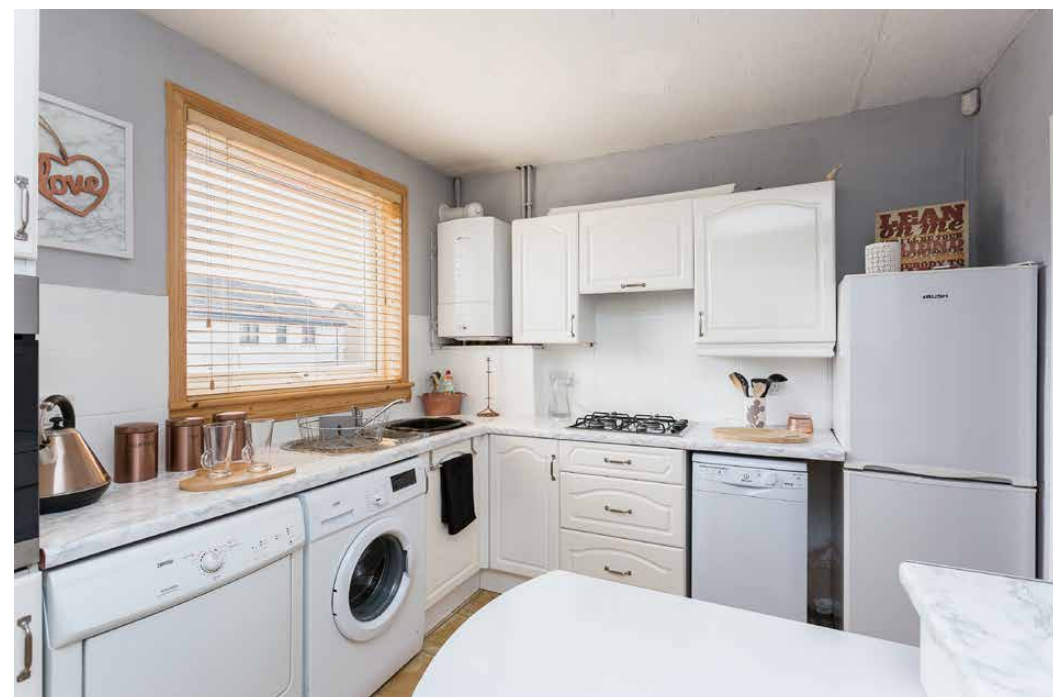
Parking is found on the private driveway to the front and offers two parking spaces. The door then leads you into the hallway with stairs to the first floor and access into the bathroom, lounge and kitchen. The kitchen offers a comprehensive range of eye and base level units with roll top work surfaces incorporating single bowl stainless steel sink unit with mixer tap and drainer. Stylish tiled flooring, uPVC double glazed window to rear elevation and door leading out into the garden. There is an eye level cupboard housing the boiler serving domestic hot water and central heating.

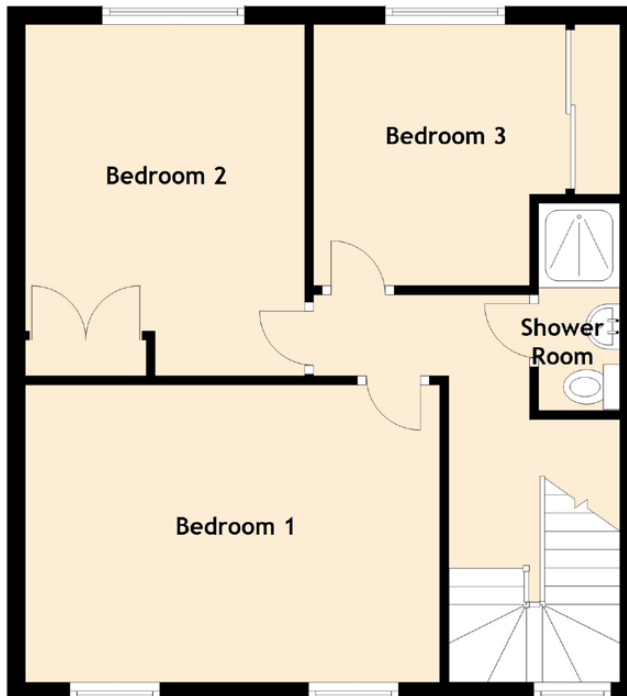
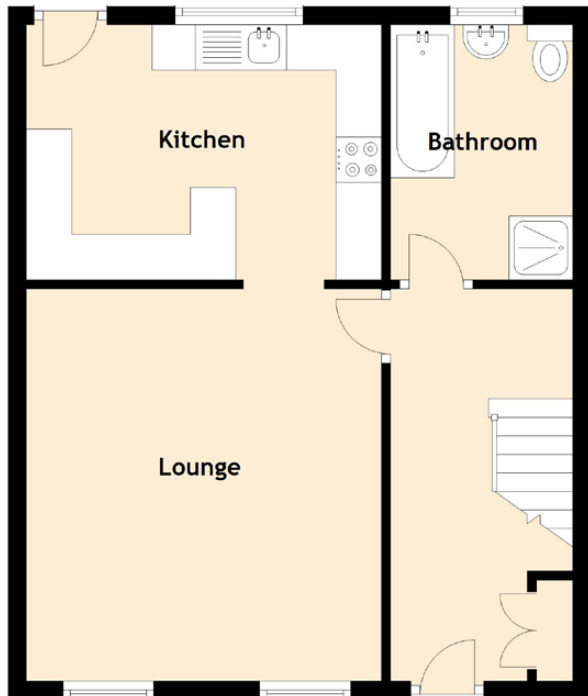
The living room enjoys a front aspect view through double glazed windows, a feature electric fire with surround and laminate flooring. The four-piece bathroom suite has a shower cubicle with an electric shower and partially tiled walls with a rear aspect. Upstairs there are three double generous sized bedrooms, two of them with fitted wardrobes and a three-piece shower room.

The rear garden is in two parts, with a raised decked area with metal fencing around and access to the front of the property for bins. The other part of the garden is landscaped and low maintenance with washing line and shed in the corner.



A three-bed terraced family home with a generous sized rear garden and off-street parking on the driveway.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.10m (10'2")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bathroom	2.70m (8'10") x 2.00m (6'7")
Shower Room	2.30m (7'7") x 0.90m (2'11")

Gross internal floor area (m²): 92m²

EPC Rating: D

Buyer's Premium Value: £1,750.00

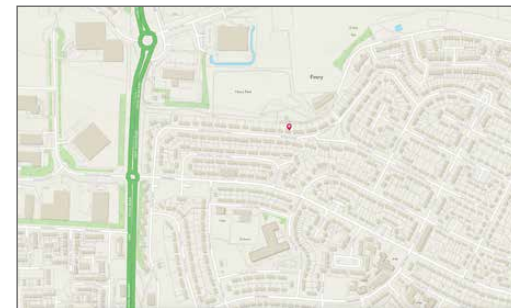


Image credit: <https://www.outlinecurry.co.uk/ompa/>

McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer