




McEwan Fraser Legal
Solicitors & Estate Agents
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28 Ashkirk Gardens

DUNDEE, ANGUS, DD4 0TL



D U N D E E

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 opened on 15th of September, 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.



28 ASHKIRK GARDENS

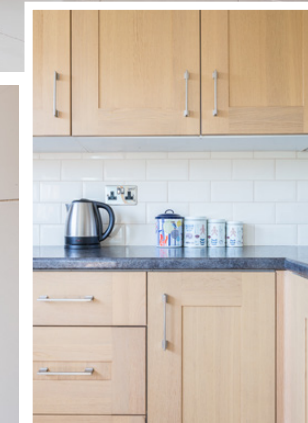
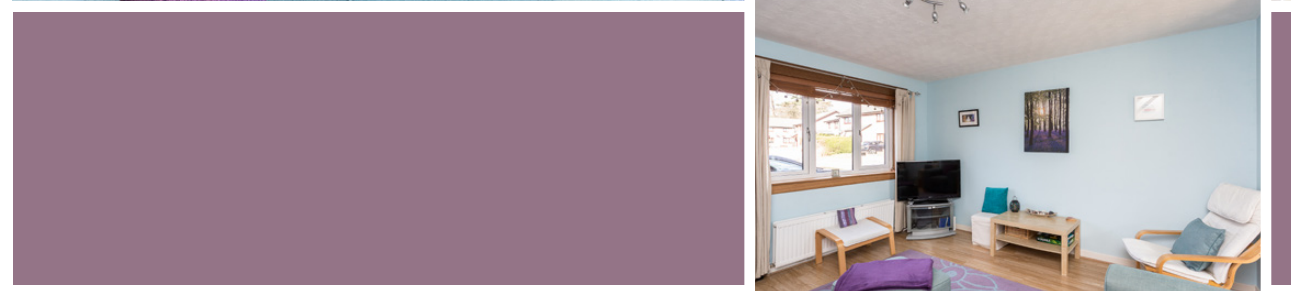
Part Exchange Available!

We're delighted to offer onto the open market this well-presented house situated in a quiet cul-de-sac location enjoying a corner plot with generous garden size and off street parking. Walk into the house into the hallway which leads into the living room with stairs to the first floor, understairs cupboard and the living room. The living room enjoys a front aspect through double glazed windows, laminated wood flooring and access to the kitchen/dining room.

The kitchen comprises of a range of modern eye and base level cupboards with laminated roll top work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Under counter space for a washing machine and slimline dishwasher, space for a free standing oven and space for an upright fridge/freezer. There is space for a table and chairs with a glazed door leading to the rear garden.

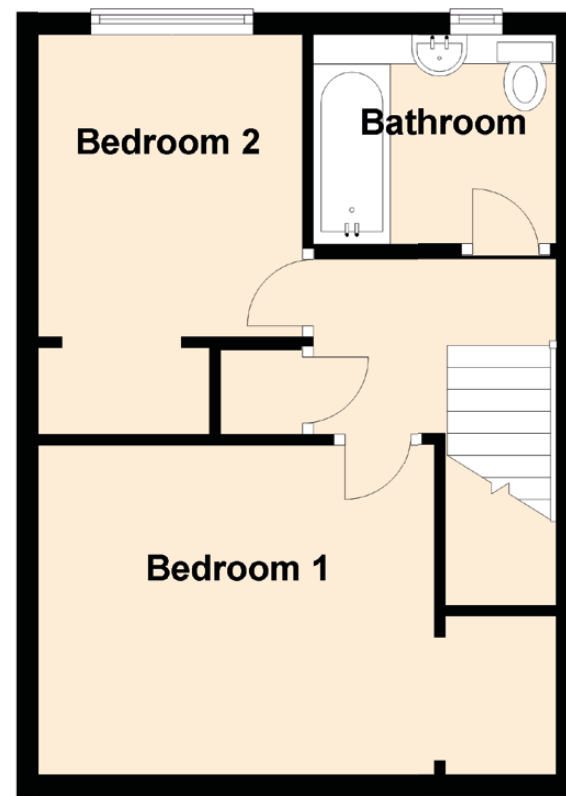
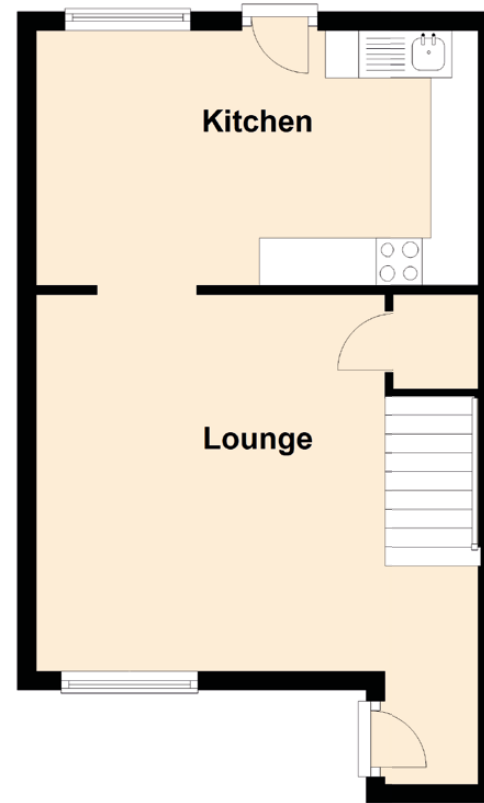
Upstairs are two double bedrooms off the landing with storage cupboard and access to loft space. Both the bedrooms are doubles in size with fitted wardrobes for storage space and hanging. The family bathroom is a three-piece suite with shower over the bath, wood effect vinyl, vanity unit under the sink and heated vertical towel rail.

Outside to the rear is a large corner garden enclosed by wood panelled fencing laid to lawn with attractive flower and shrub borders with a sunny aspect. There is a small patio area to the rear with space for a shed and access to the side of the property. The garden is definitely one of the unique parts of this great starter home. An internal inspection is definitely recommended to enjoy the experience this house has to offer.





PROPERTY SPECIFICATIONS

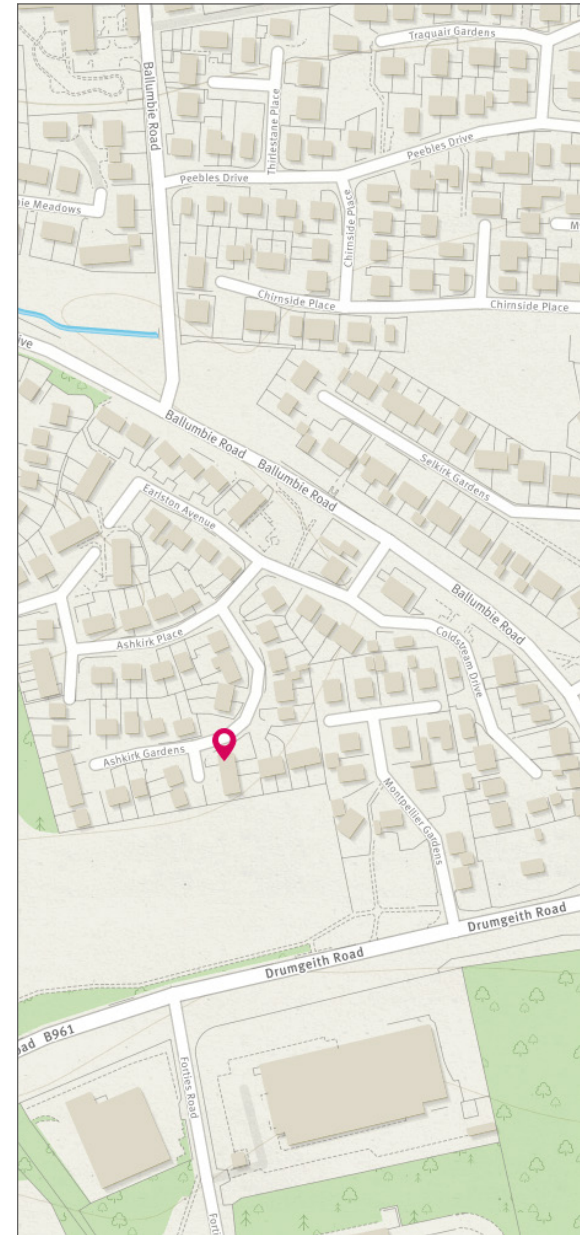


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.70m (15'5")
Kitchen	4.70m (15'5") x 2.70m (8'10")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	2.80m (9'2") x 2.40m (7'10")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 67m² EPC Rating: D

Extras (Included in the sale):
Floor coverings, light fittings and blinds are included in the sale of the property.





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**Part
Exchange
Available**



Text and description
JAMES KEET
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Photographer



Layout graphics and design
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Designer

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