



**McEwan Fraser Legal**

Solicitors & Estate Agents

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6C Graham Street 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.





Part Exchange available! We're delighted to offer this nearly new detached family Persimmon built home situated in the sought after St Michaels Grove estate. This four bedroom home comes with gas central heating.

Walk in to the entrance hall with stairs to first floor and door to living room. The living room enjoys a front aspect with upgraded wood flooring throughout and door leading to the kitchen/dining room.

The kitchen comprises of a modern range of eye and base level units with roll top work surfaces incorporating sink unit, dishwasher, fitted cooker, with gas hob above and extractor over and built in upright fridge and freezer. Space for table and chairs with patio door leading to the rear garden and access to the utility room and two piece cloakroom.

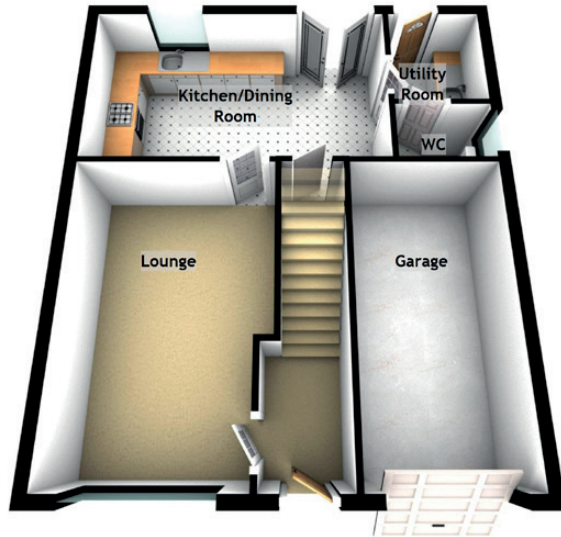
Upstairs the master bedroom enjoys a front aspect and en-suite three-piece shower room suite. Bedrooms two and three are good doubles with front and rear aspects. Bedroom four is a small double with rear aspect windows currently used as a study. The three-piece bathroom suite comprises of a modern white suite with a rear aspect opaque window including a shower.

To the front of the property is a driveway with off street parking for two vehicles leading to a garage with metal up and over, light and power. To the rear is a paved area immediately behind the kitchen with the remainder of garden laid to lawn enclosed by wood panelled fencing and is of good size for a growing family with children. The garden faces West with access to the front via one side with gate and outside lighting.



"...the kitchen comprises of a modern range of eye and base level units with roll top work surfaces incorporating sink unit, fitted cooker with gas hob above..."

"...the living room enjoys a front aspect with upgraded wood flooring throughout..."



Approximate Dimensions
(Taken from the widest point)

Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	3.20m (10'6") x 2.50m (8'2")
Bedroom 3	3.00m (9'10") x 2.00m (6'7")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen/Dining Room	5.10m (16'9") x 2.90m (9'6")
Utility Room	1.90m (6'3") x 1.80m (5'11")
WC	1.60m (5'3") x 1.00m (3'3")
En-suite	1.80m (5'11") x 1.80m (5'11")
Garage	4.90m (16'1") x 2.40m (7'10")

Gross internal floor area (m²)

95m²

EPC Rating

C

Extras
(Included in the sale)

Floor coverings, fitted appliances, as well as washing machine and fridge (as pictured) are included within the sale.

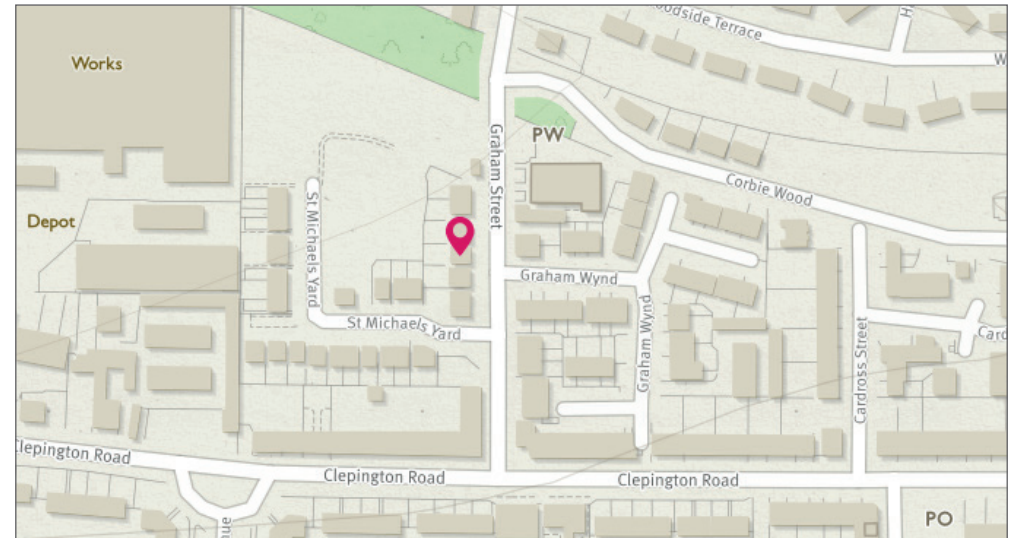
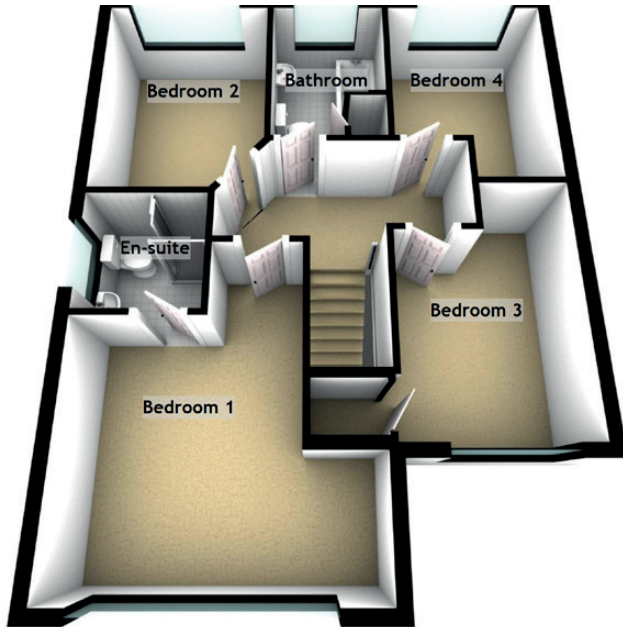
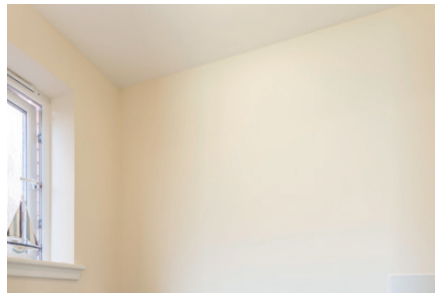


Image credit: <https://www.odonnell-survey.co.uk/images/>



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