

19 Kingspark Gardens

DUNDEE, DD3 0AU



*THREE-BEDROOM DETACHED HOME
WITH ENCLOSED GARDEN*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange is available. McEwan Fraser Legal is delighted to present this exquisite three-bedroom detached home of merit to its current owner. Built recently with attention to detail, this property boasts an N.H.B.C warranty, providing peace of mind and assurance of quality. Presented in impeccable show-home condition, this residence offers a contemporary and modern setting that is sure to captivate discerning buyers.

As you approach the property, a welcoming drive to the front of the house invites you to step inside and explore the spacious and thoughtfully designed interiors. The ground floor unfolds into a spacious front-facing lounge, creating a comfortable and inviting space for relaxation and family gatherings. Adjoining this is a delightful dining kitchen, complete with a peninsula breakfast bar, where culinary delights come to life. French doors open seamlessly to the garden, blurring the boundaries between indoor and outdoor living. Practicality meets style with the addition of a utility room, providing convenience for everyday chores, and a guest cloakroom for added comfort and convenience.



Kitchen/Diner







Venturing to the upper floor, you'll find three bedrooms, each designed to offer ample space and versatility. The principal bedroom boasts the luxury of an en-suite shower room. The family bathroom completes the upper floor, ensuring functionality and comfort for all.





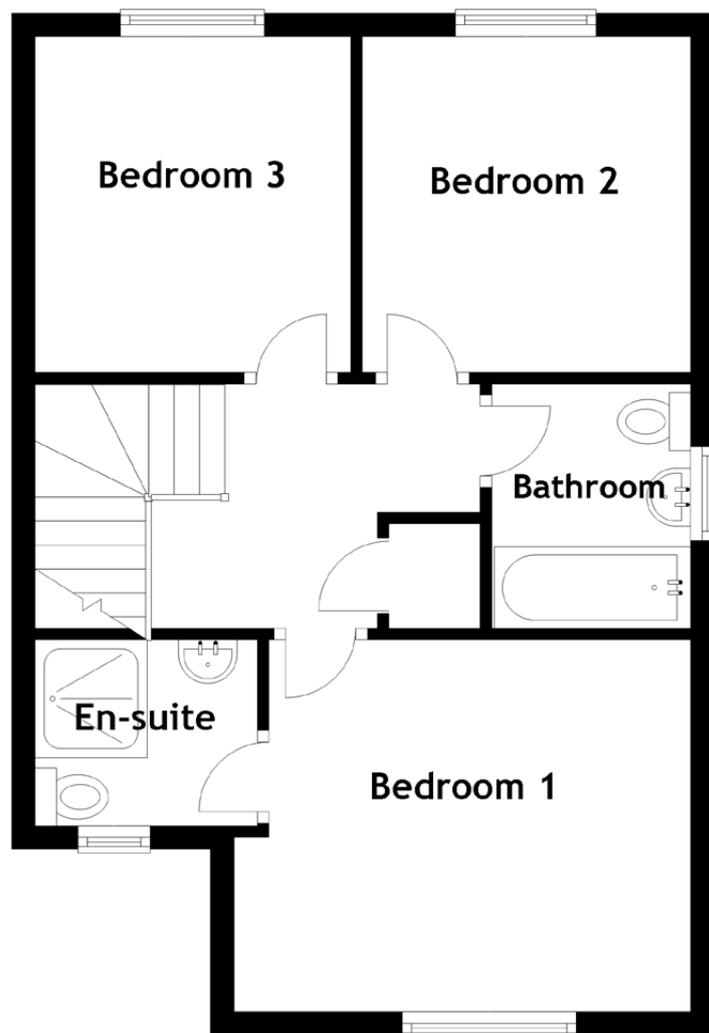
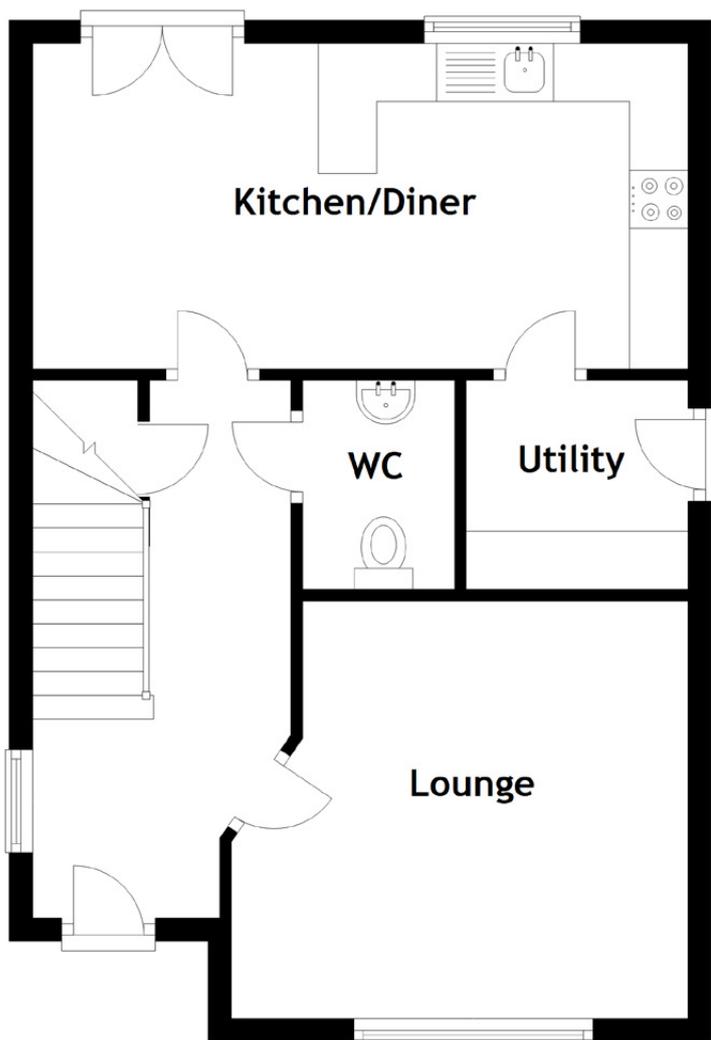
EN-SUITE





Bedrooms 2&3





Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.60m (11'10")	Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Kitchen/Diner	5.60m (18'5") x 2.80m (9'2")	Bathroom	2.10m (6'11") x 1.70m (5'7")
Utility	1.90m (6'3") x 1.80m (5'11")	En-suite	1.90m (6'3") x 1.60m (5'3")
WC	1.80m (5'11") x 1.30m (4'3")		
Bedroom 1	3.90m (12'10") x 3.30m (10'10")	Gross internal floor area (m ²): 89m ²	
Bedroom 2	2.90m (9'6") x 2.81m (9'2")	EPC Rating: B	



Outside, the back garden is enclosed by wooden fencing for privacy and tranquility. Lush green turf enhances the beauty of the space, creating an idyllic outdoor area for family gatherings, playtime, or simply unwinding after a busy day.

Situated in a modern and family-friendly setting, this fabulous home offers a



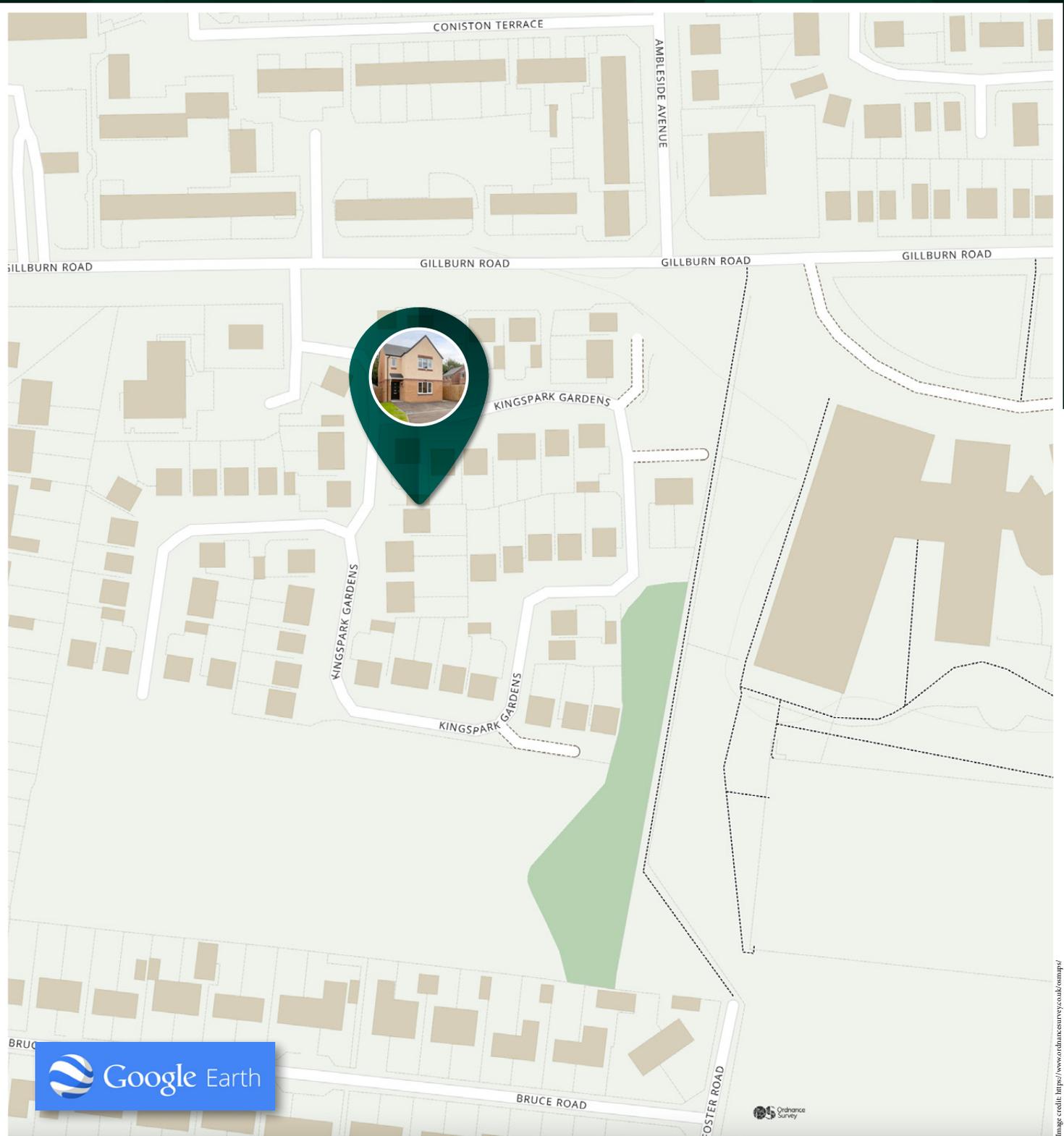
perfect combination of style, comfort, and functionality. Its contemporary charm makes it an ideal choice for discerning buyers seeking a modern and elegant family home. Don't miss the opportunity to own this stunning residence. Contact us today to arrange a viewing and experience the allure of this three-bedroom detached home in all its splendour. Your dream home awaits!



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. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.