



Spacious family villa with exceptionally large kitchen and diner recently fitted



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to present to the market this spacious semi-detached villa situated in a sought-after residential area, within easy access to the Kingsway. The origins of this home can be found in the archives for the Dundee Garden City Association (c.1922-1965) and, is stated as being a co-operative of owner-occupiers living in the area of the Kingsway Garden City. This area included the Kingsway itself, Clive Road, Bruce Road and Foster Road. In 1948 it was said to represent over 300 persons with a core membership of 79. Committee meetings were held once a month, while general meetings were held quarterly. The concerns of the Association ranged from the sharing of tools to organising and implementing schemes of mutual help and safety precautions during the war, to the removal of local pillar boxes, quite avant-garde for the period.

THE LOUNGE



Today we are delighted to offer to the market one such house that has been a much-loved family home. Bright, well-proportioned rooms offer easy living space with room for entertaining. This home is quite unique with a number of surprises for the lucky viewer. To the front of the villa is a generously proportioned lounge. A feature fireplace acts as a focal point of this room.

THE KITCHEN



The kitchen is immense and offers ample floor and wall units along with some surprises with a hidden entrance to a home office or walk-in larder, quite unique. There is plenty of room for the dining table too and a peninsular breakfast bar provides a great breakfasting option. French doors from the kitchen open to the conservatory and onwards into the garden. Also on the ground floor is a shower room with a toilet and wash hand basin. There is a bathroom with a very large, double, bath, the perfect size for long, luxurious, soaking. There is also a utility room with plumbing for a washing machine and a sink.



THE CONSERVATORY & UTILITY



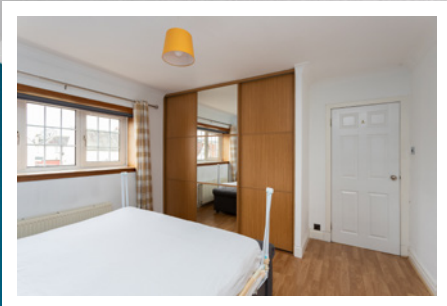
THE SHOWER ROOM & BATHROOM





The upper floor offers three bedrooms. A toilet and wash hand basin have been fitted into a cupboard but no building warrant has been sought and this amenity can be removed.

BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally there is a large, mono-block, gated drive capable of parking several vehicles. The shrub beds add interest to this neat approach to the house. There is a single, detached garage. To the rear of the property is an enclosed garden with a patio and a small deck. This is a great-size family house with elegant proportions and the potential to add your own mark to this home. Be quick to view.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

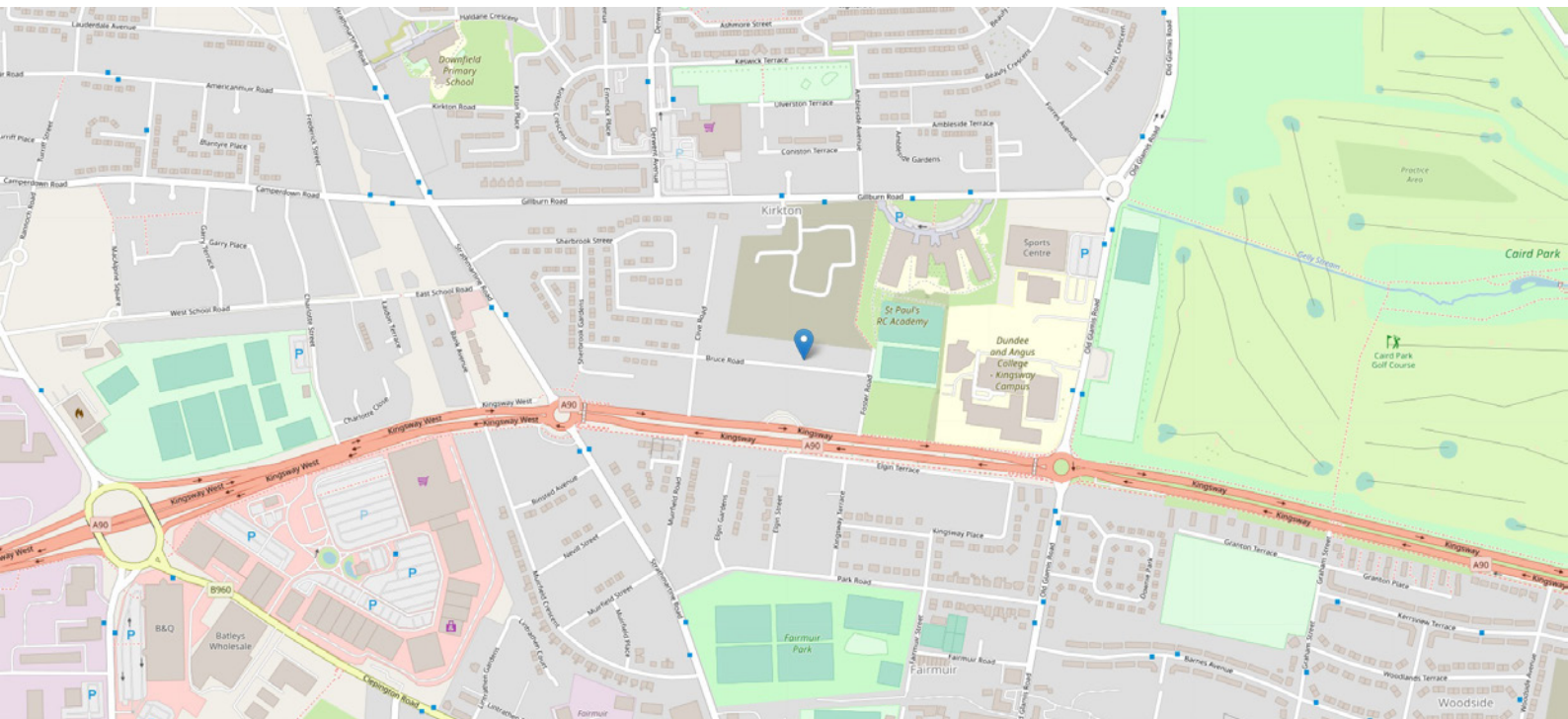


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	6.80m (22'4") x 3.70m (12'2")
Study	3.00m (9'10") x 2.10m (6'11")
Conservatory	3.29m (10'9") x 2.80m (9'2")
Utility	2.10m (6'11") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 2.10m (6'11")

Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
WC	1.29m (4'3") x 1.10m (3'7")

Gross internal floor area (m²): 126m²
EPC Rating: C



THE LOCATION

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.





There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. Carnoustie, with its world-famous golf course, which hosted the Open in 1999 and again in 2007, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which is currently undergoing regeneration at the waterfront including the new Victoria and Albert Museum, a Malmaison Hotel and upgraded harbour area. Captain Scott’s ship, The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour.

The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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