

# 9 Glamis Road

DUNDEE, DD2 1ND



WONDERFUL FOUR-BEDROOM BUNGALOW  
IN A HIGHLY DESIRABLE AREA



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





This beautifully presented detached bungalow offers excellent-sized family accommodation and is situated in this highly desired area of Dundee. The property has been maintained by the present occupiers to a high standard throughout and benefits from double glazing, gas central heating, and lovely enclosed gardens sweeping around the property. Once inside, you will be greeted with a first-class specification.







---

In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The large lounge/family room is pleasantly located to the front of the property with a feature working fire and a lovely surround, a large bay window floods the room with natural light with lovely views.

The fitted kitchen is well laid out with a range of floor and wall-mounted units with free-standing appliances, providing a fashionable and efficient workspace.

A handy utility room is located off the kitchen area. A large dining room is located at the front of the property which in turn can offer space for a table and twelve chairs for more formal dining.

There are four double bedrooms all with ample space for free-standing furniture. The loft space has been converted for extra storage. A contemporary partially tiled three-piece family bathroom with an overhead shower completes the impressive accommodation internally.

---





**The Lounge**







**Dining Room**



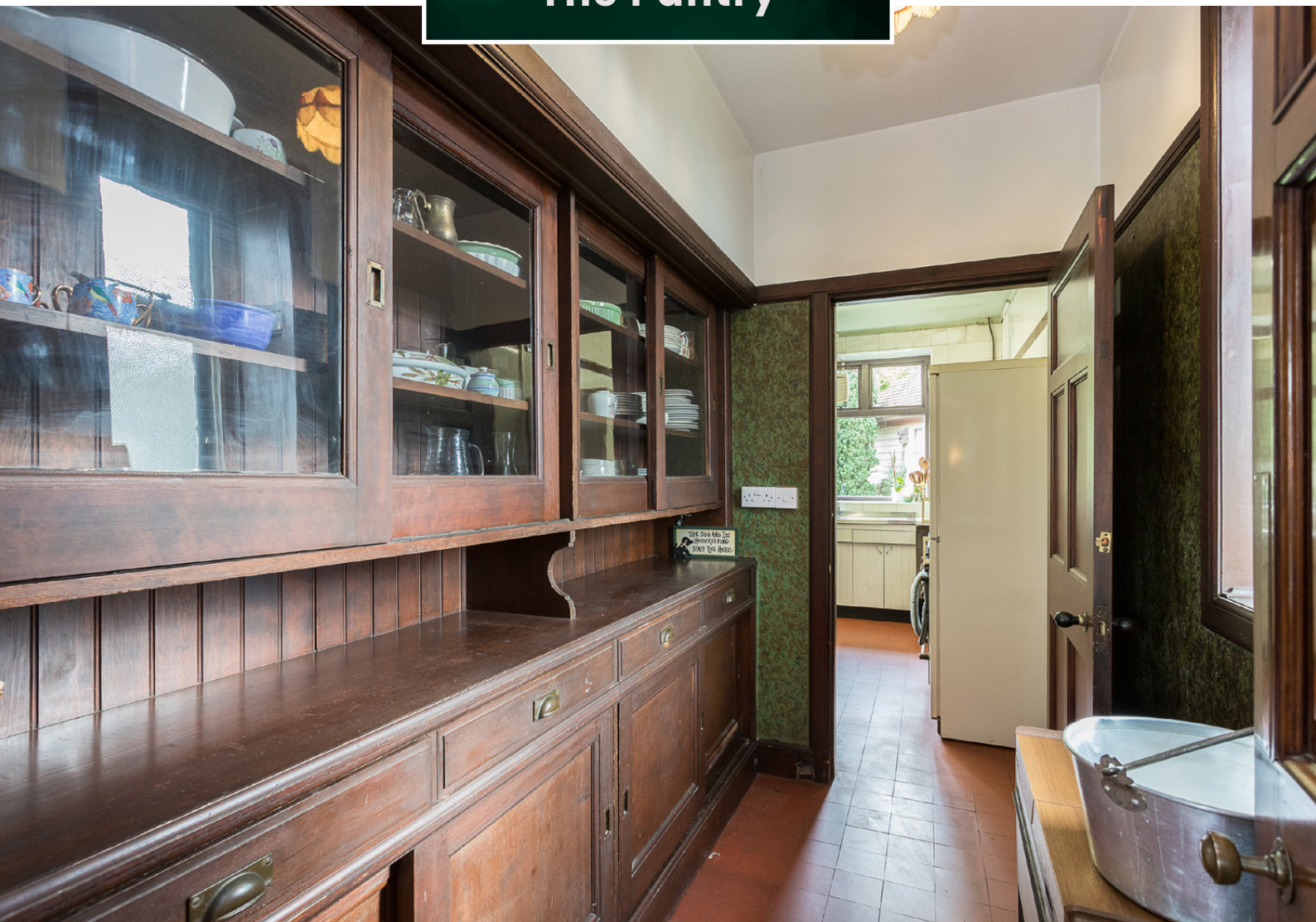








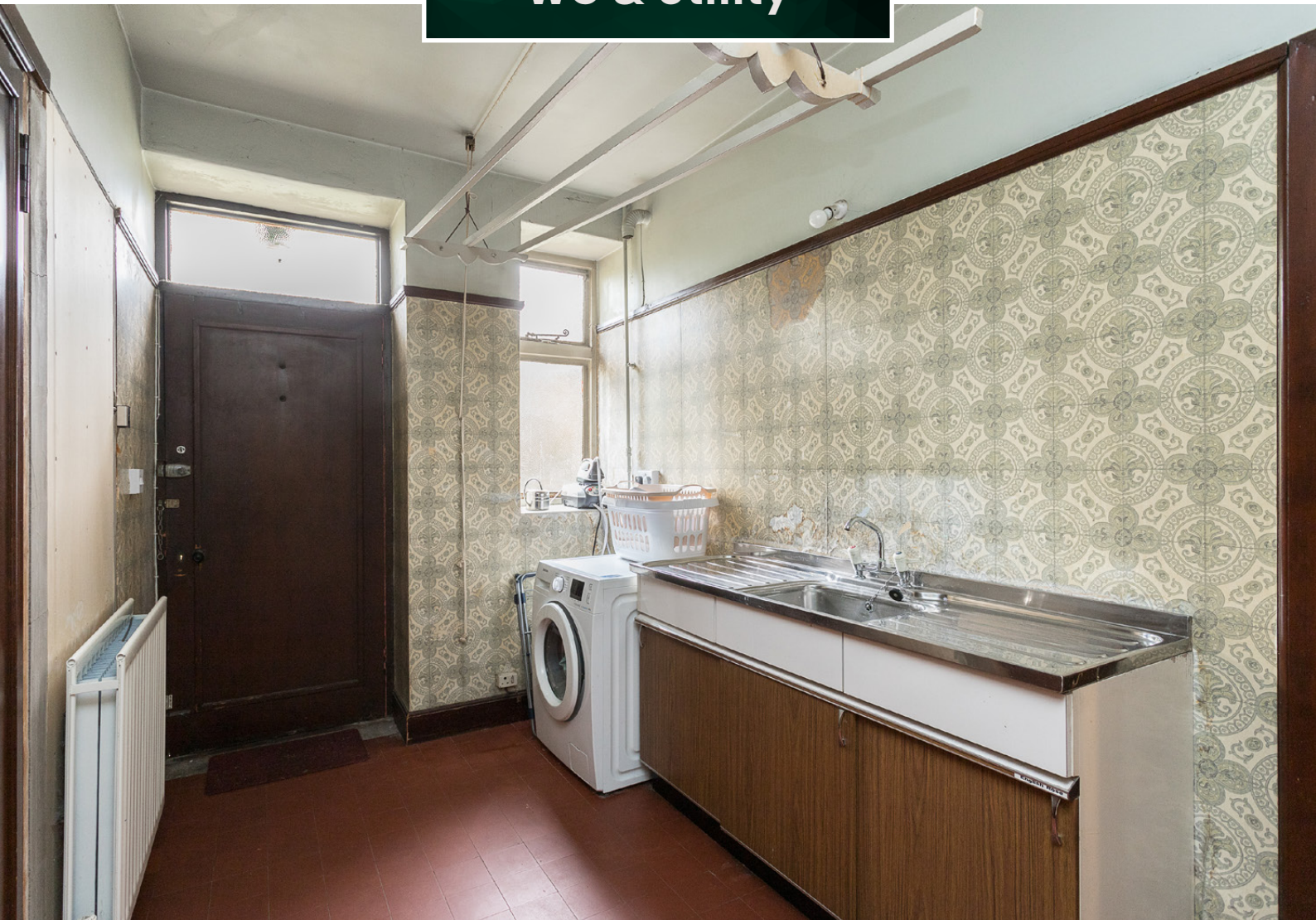
**The Pantry**







**WC & Utility**







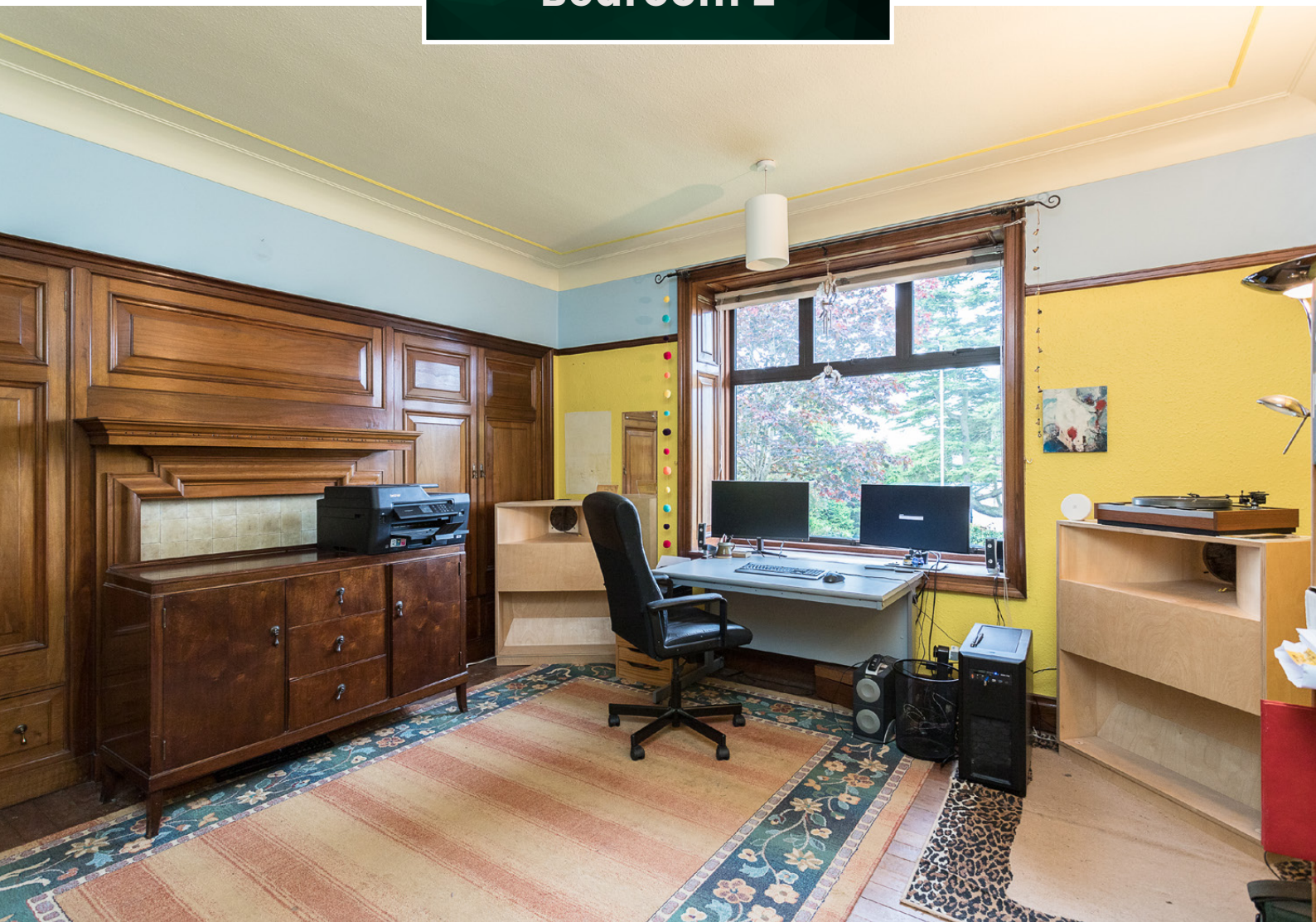
**Bedroom 1**







**Bedroom 2**



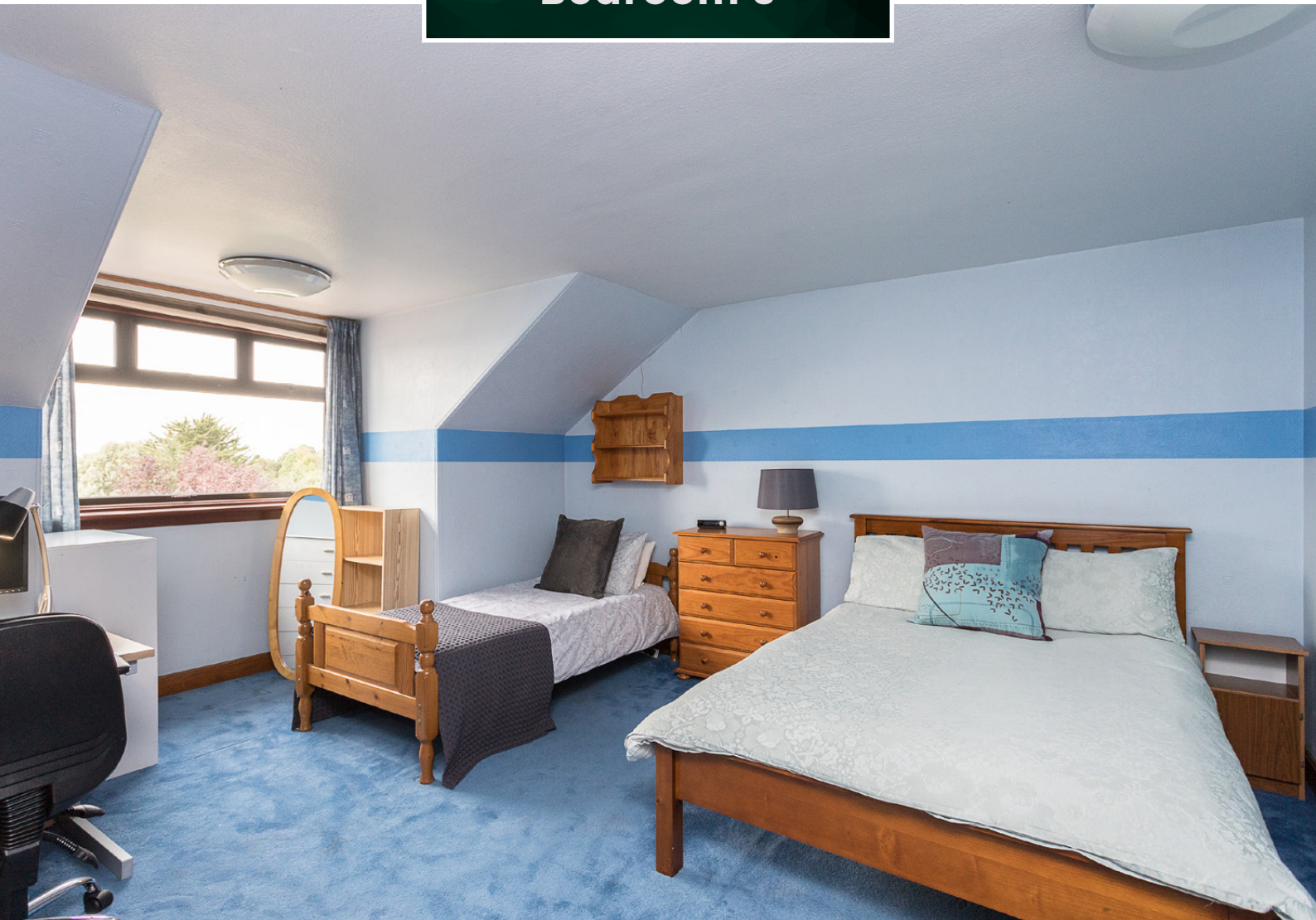








**Bedroom 3**







**Bedroom 4**

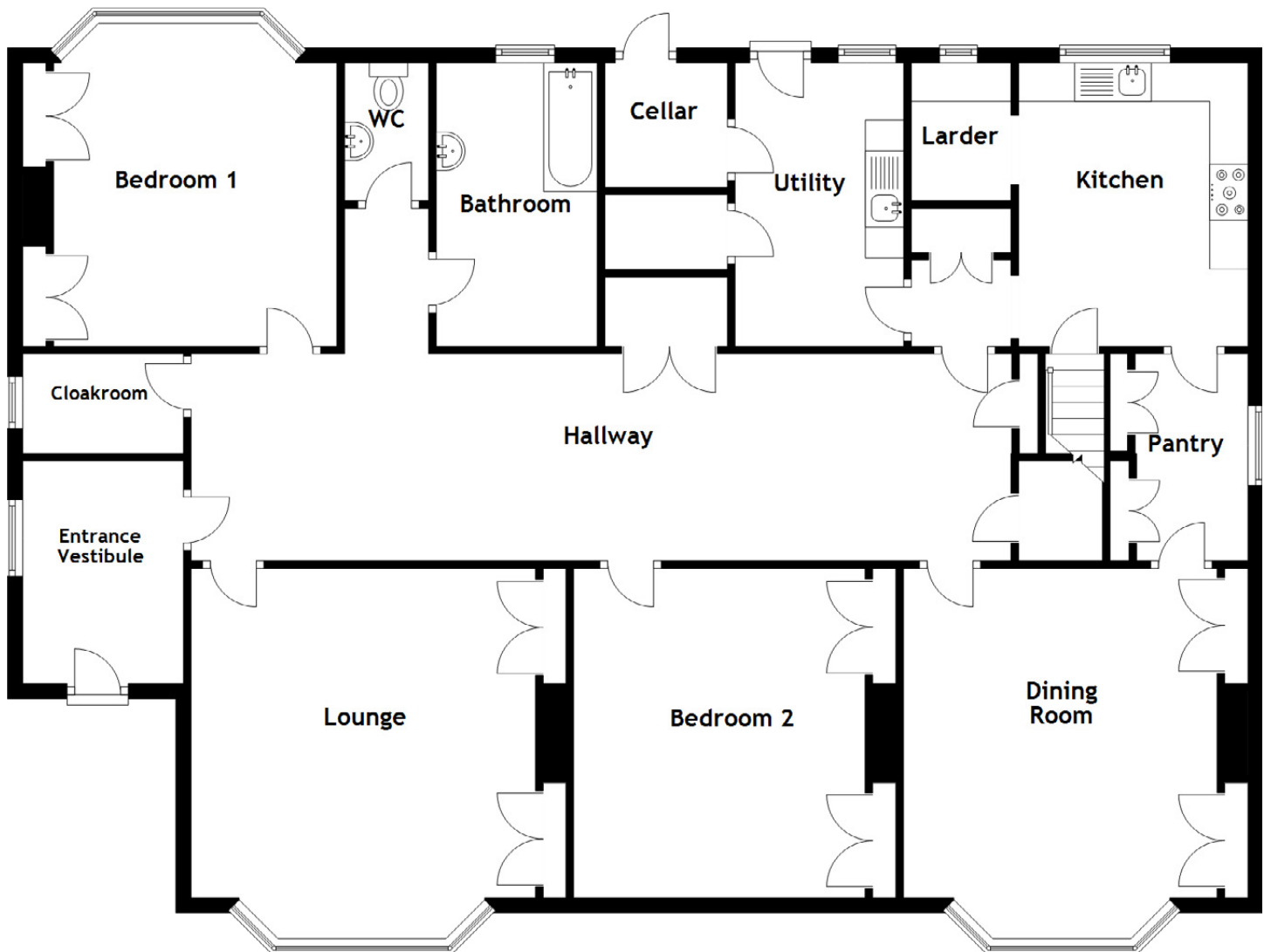








## Ground Floor



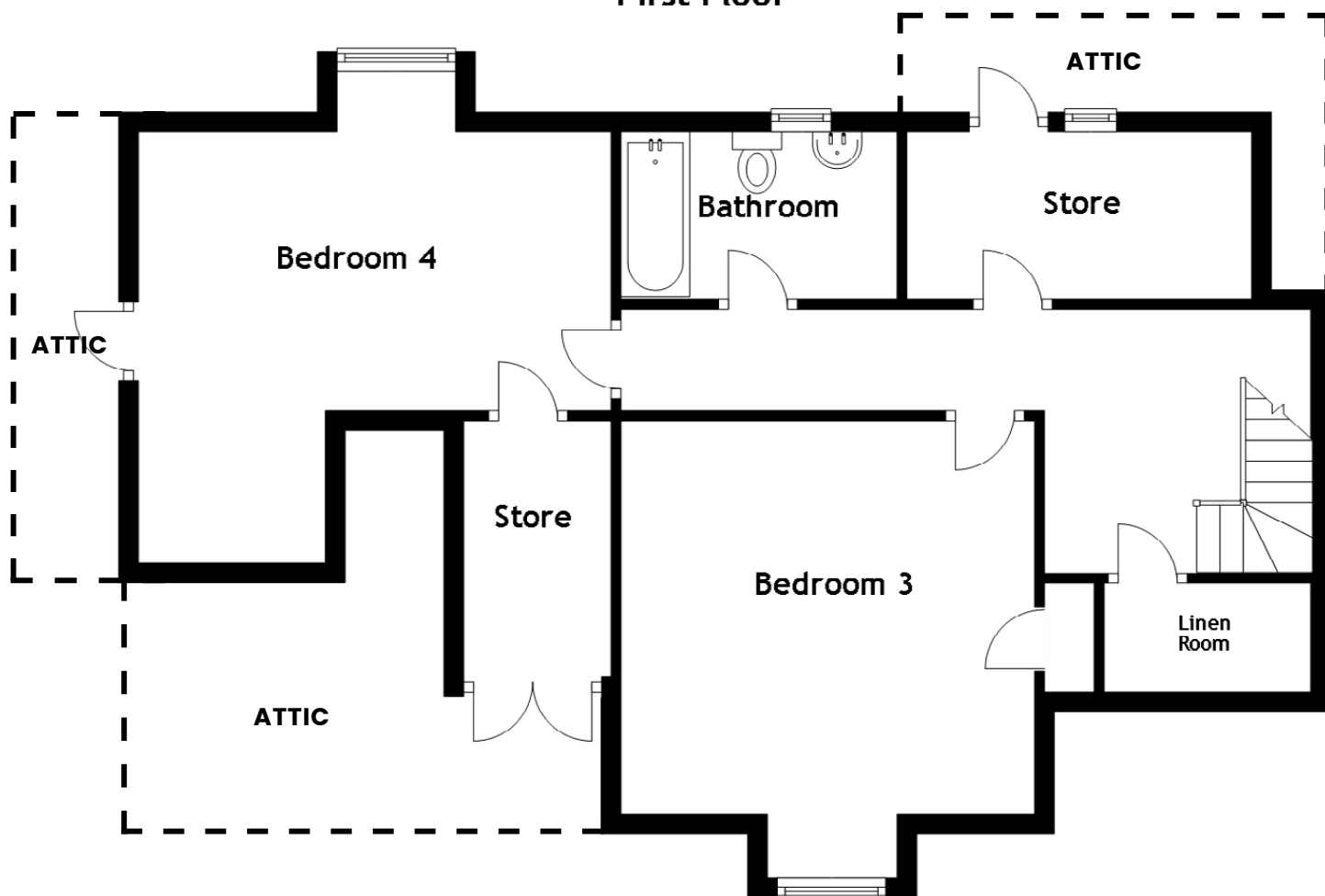
Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Lounge	4.50m (14'9") x 4.30m (14'1")	Larder	1.80m (5'11") x 1.30m (4'3")
Dining Room	4.30m (14'1") x 4.30m (14'1")	Bathroom	3.70m (12'2") x 2.10m (6'11")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")	Cloakroom	2.10m (6'11") x 1.30m (4'3")
Bedroom 2	4.30m (14'1") x 4.09m (13'5")	WC	1.80m (5'11") x 1.10m (3'7")
Kitchen	3.70m (12'2") x 3.00m (9'10")	Cellar	1.62m (5'4") x 1.60m (5'3")
Utility	3.70m (12'2") x 2.20m (7'3")	Hallway	10.90m (35'9") x 2.70m (8'10")
Pantry	2.70m (8'10") x 1.80m (5'11")		



## First Floor



Approximate Dimensions

(Taken from the widest point)

### FIRST FLOOR

Bedroom 3	4.20m (13'9") x 4.00m (13'1")
Bedroom 4	4.80m (15'9") x 4.38m (14'5")
Bathroom	2.80m (9'2") x 1.70m (5'7")
Linen Room	2.10m (6'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 250m<sup>2</sup>

EPC Rating: D

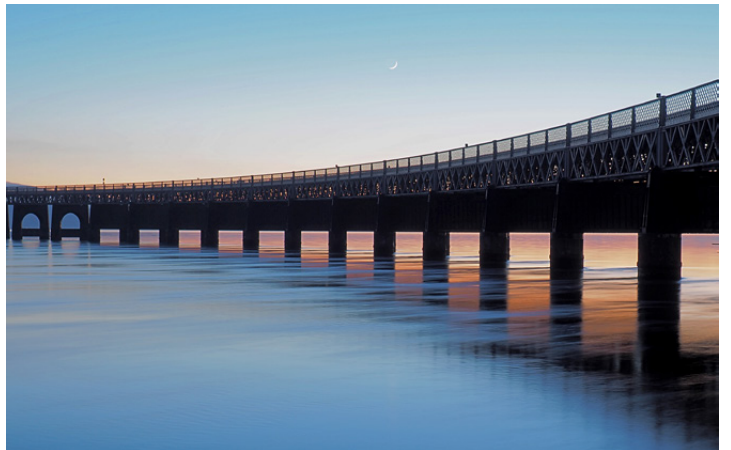


There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private gardens that are raised with lovely views. The rear garden is fully enclosed and provides a safe environment for children and animals. A large summer house is located to the rear which can be turned into various things.

This is a must-see property to appreciate what's on offer.





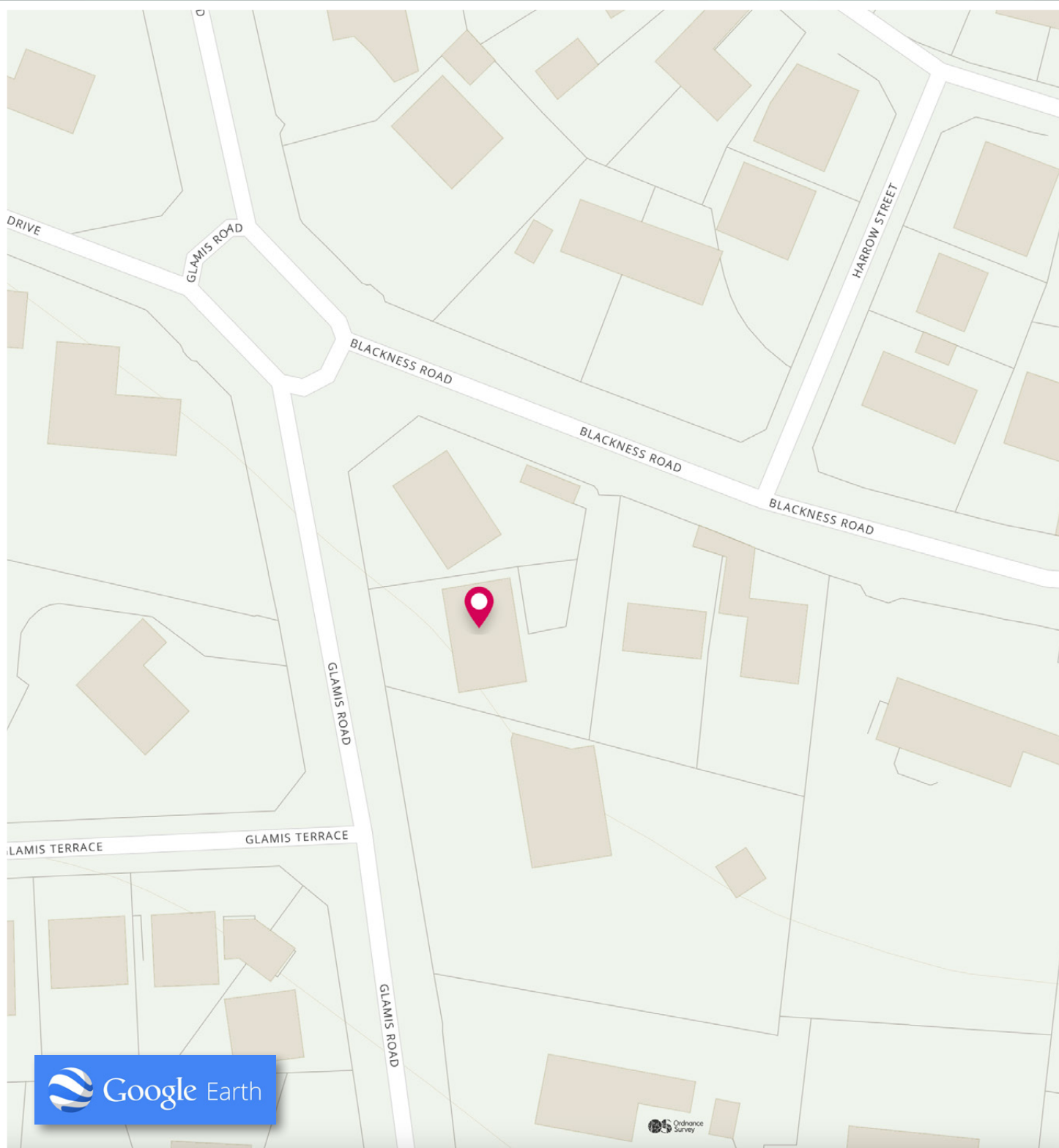


Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

Dundee has two world-class universities, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAY STEIN**  
Area Sales 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.