

5 Glamis Gardens

DUNDEE, DD2 1XQ



MODERN AND SPACIOUS THREE-BEDROOM, THREE-BATHROOM HOME



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange may be available please ask for details. McEwan Fraser Legal is delighted to present this modern and spacious three-bedroom home in Dundee, where contemporary living meets convenience in a sought-after location just two miles west of the city centre. A perfect location for those working at either the hospitals, university or Technology and Science park. Nestled amidst similar style properties, this home offers the perfect blend of comfort and style, making it an ideal choice for discerning buyers seeking a modern lifestyle.

Built in 2010, this property boasts approximately 101 square meters of accommodation, providing ample room for relaxation, entertainment, and everyday living. As you step inside, you're greeted by an inviting entrance vestibule that leads to the hallway.

The ground floor features a bright and airy lounge/diner, perfect for gathering with family and friends or simply unwinding after a long day. The adjacent kitchen offers modern amenities and plenty of storage space, making meal preparation a breeze. A convenient shower room with WC completes the ground floor layout, adding practicality and functionality to the home.







Shower Room



Ascending to the first floor, you'll find the master bedroom, complete with its own en-suite shower room with WC, providing a private retreat for relaxation and rejuvenation. Two further bedrooms offer versatility for guests or home office space, while a well-appointed bathroom with WC ensures comfort and convenience for residents and guests alike.





Bedroom 1





En-suite





Bedroom 2





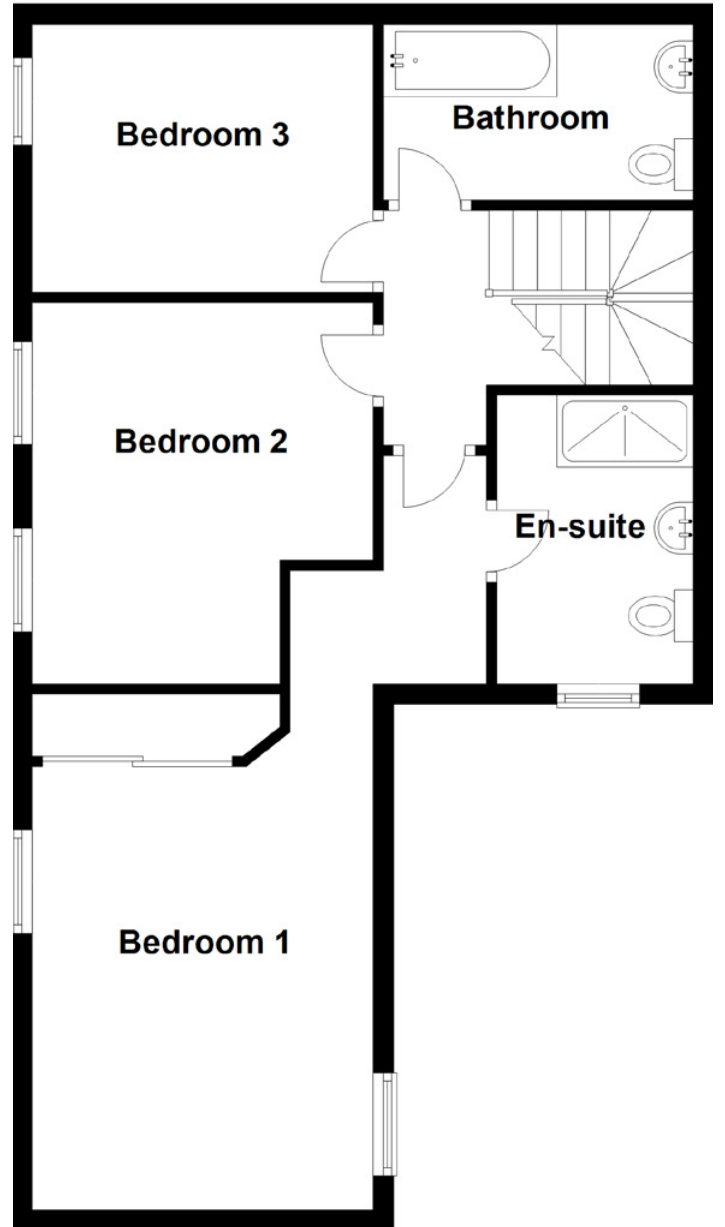
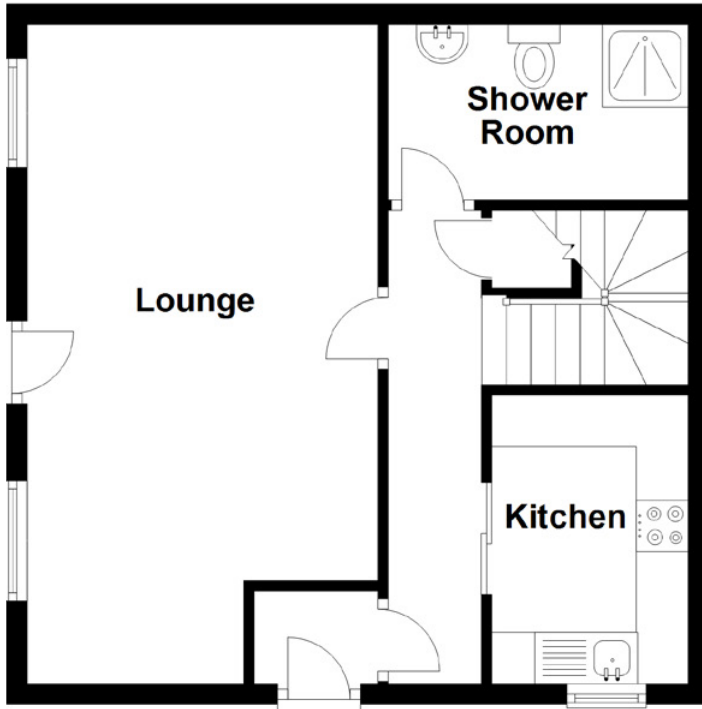
Bedroom 3





Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	6.40m (21') x 3.40m (11'2")
Kitchen	2.80m (9'2") x 1.90m (6'3")
Bedroom 1	6.20m (20'4") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bathroom	3.00m (9'10") x 1.70m (5'7")
Shower Room	2.90m (9'6") x 1.70m (5'7")
En-suite	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 101m²

EPC Rating: C

Floor Plan

Outside, the property enjoys the benefits of a private residential development, offering a safe and secure environment for families and individuals alike. Adequate amenities and facilities can be found within easy reach, ensuring that residents have everything they need for modern living at their fingertips.

Don't miss your chance to make this modern home yours.





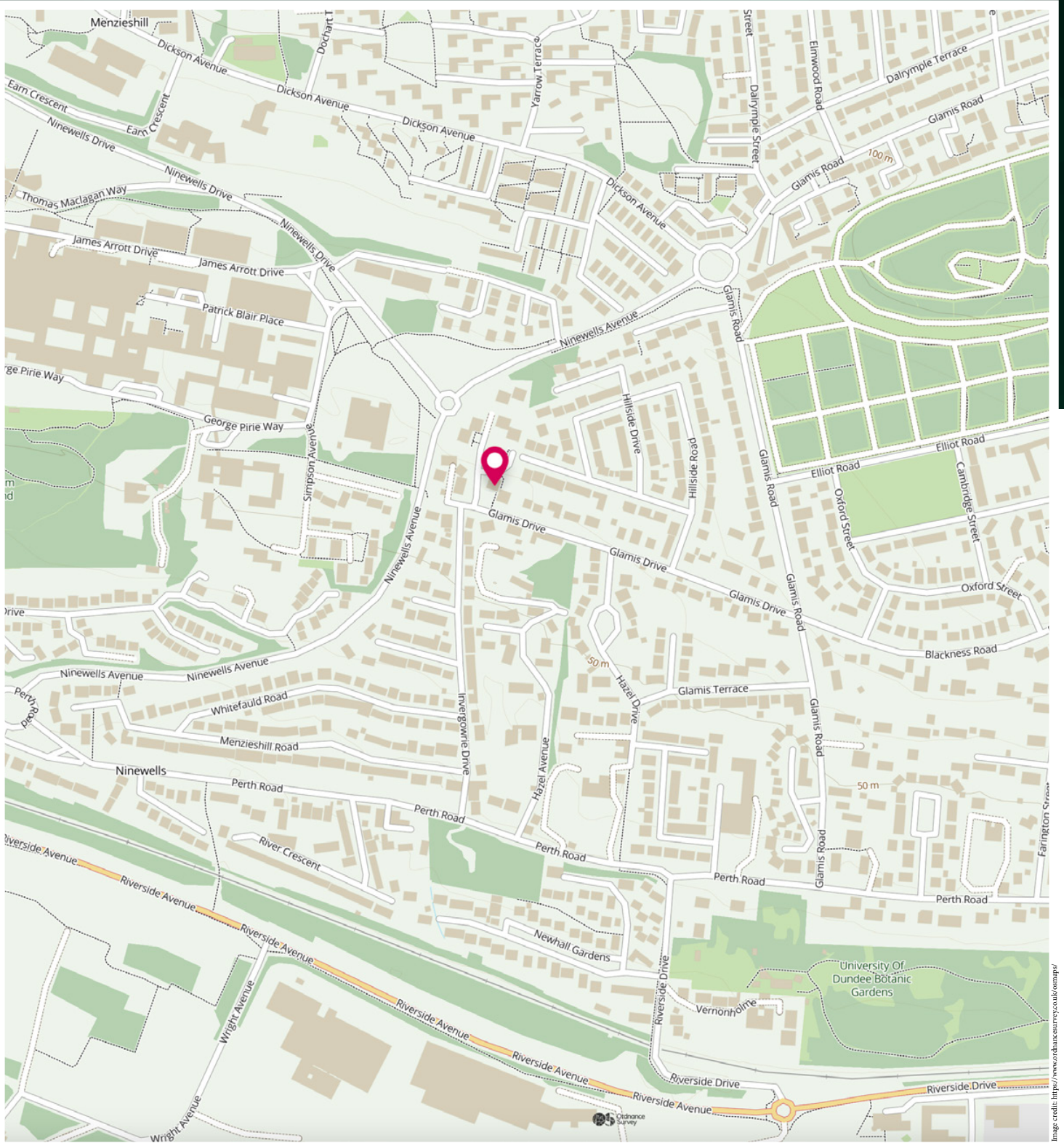
Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

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.

The Location



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 SUNDAY 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.