



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

6 Frederick Street, Dundee, DD3 8QW

Offers Over  
£250,000



***"Beautifully Presented Detached  
Bungalow With Conservatory Extension, In A  
Popular Residential Area"***

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Kitchen, 2 Double Bedrooms, Shower-Rom, Conservatory, Double Garage, Driveway, Double Glazing, Gas Central Heating & Gardens.



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## Description

This spacious detached bungalow is situated to the north side of Dundee City, in a highly sought after location.

This property will provide comfortable accommodation which is in the main at ground floor level, there is scope to extend into the attic floor which with planning permission can be changed to create further accommodation.

The accommodation comprises; entrance vestibule into spacious hallway, bright lounge offering comfortable living space with wall mounted feature gas fire and French doors to the kitchen area. The kitchen is fitted with modern wall and base mounted units, integrated fridge freezer, gas range cooker and washing machine, ample space for dining table and chairs, UPVC door to rear garden. There are two double bedrooms, one located to the front of the property and the other to the rear with sliding patio doors leading to the conservatory. The rear bedroom can also be used as a sitting room or dining room. Both bedrooms benefit from fitted wardrobes. Large conservatory with French doors leading onto the enclosed rear garden. The shower-room is fitted with white WC and wash-hand basin, corner shower cubicle with mains shower. Access to the large floored attic is from the main hallway.

Practical attributes include double glazed windows and gas fired central heating.

The property does require some upgrading.

## Outside

Private garden grounds are located to the front, side and rear elevations, incorporating a patterned concrete driveway providing off-street parking. Gardens are laid in grass, with a paved patio at the rear and areas of mature shrubbery. Double Garage.

Ideal family home and early viewing is recommended.



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## Area

Frederick Street lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found in close proximity with Kingsway Retail Park a short drive away where a Tesco Superstore and major retailers are located. Dundee is the fourth largest city in Scotland and is situated on the north shore of the River Tay. The city is at present undergoing dramatic redevelopment at the waterfront which will include the Victoria and Albert Museum. Dundee is very diverse with a mixture of culture, history and education. There are excellent amenities which include road, rail and air links, primary, secondary and higher education, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.

## Viewing

By appointment through Solicitor, to view telephone 01382 206000.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Included In Sale

All carpets and floor coverings, window blinds where fitted, light fittings, bathroom fittings, gas range cooker, washing machine and integrated fridge freezer **(no warranties are given)**



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## Accommodation

Lounge	15'9" x 12'3"
Kitchen	11'1" x 9'5"
Bedroom 1	12'8" x 10'9"
Bedroom 2	10'10" x 9'7"
Conservatory	15'10" x 12'5"
Shower-room	7'1" x 6'9"



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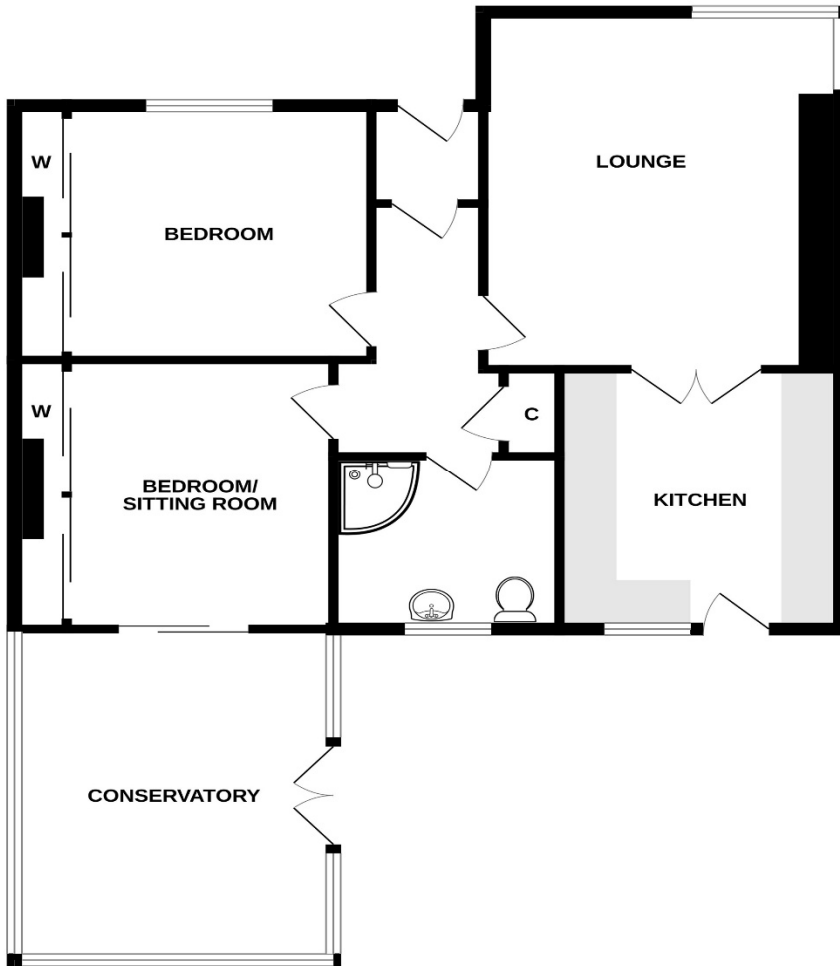


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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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