

# 39 Haddington Gardens

DUNDEE, DD4 0RL



CHARMING TWO-BEDROOM VILLA WITH  
DETACHED GARAGE AND WORKSHOP



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McEwan Fraser Legal is delighted to present this two-bedroom villa, a fantastic opportunity for buyers seeking a home with potential, situated in a desirable location. With its spacious interiors, practical layout, and attractive price point, this property is an excellent option for those looking to put their personal touch on a home.

The ground floor welcomes you with a generously proportioned lounge and dining room, benefiting from dual-aspect windows that fill the space with natural light. The adjoining kitchen provides direct access to the back garden, creating a seamless flow for indoor-outdoor living.









Ascending to the first floor, you'll find two well-sized bedrooms, each equipped with built-in wardrobes, offering ample storage. The shower room features a walk-in shower cubicle, wash hand basin, and toilet, catering to modern living needs.





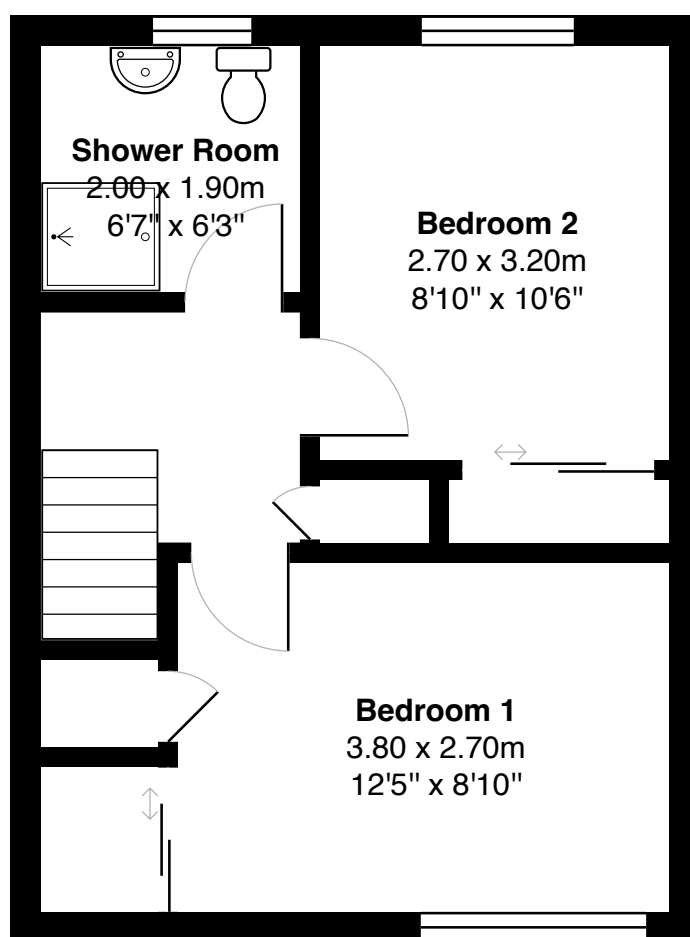
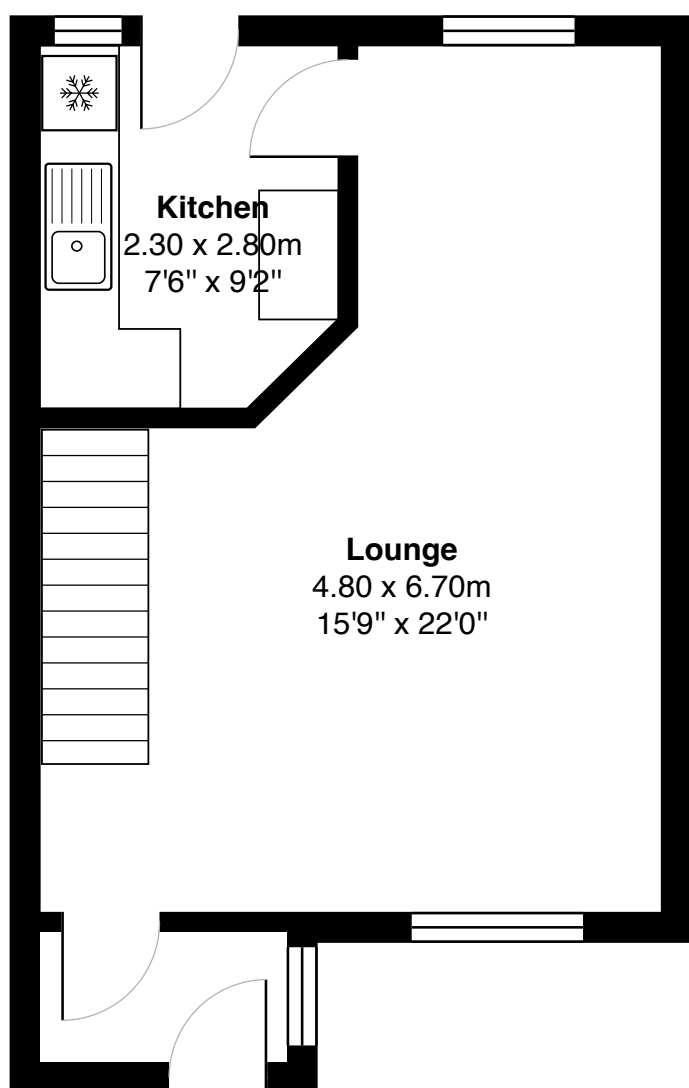


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: D





Externally, the property boasts a driveway to the side, leading to a detached garage complete with a workshop, providing excellent storage or space for hobbies. The gardens offer a perfect canvas for landscaping and personalisation, adding further appeal to this home.

While some cosmetic updates and decorating are required, the property's price reflects this, making it an excellent value-for-money opportunity. With a little vision, this villa could be transformed into a delightful home. Don't miss the chance to view this property and see its potential firsthand. Contact McEwan Fraser Legal today to arrange a viewing! P.S., Ask us about our part exchange possibility.





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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.

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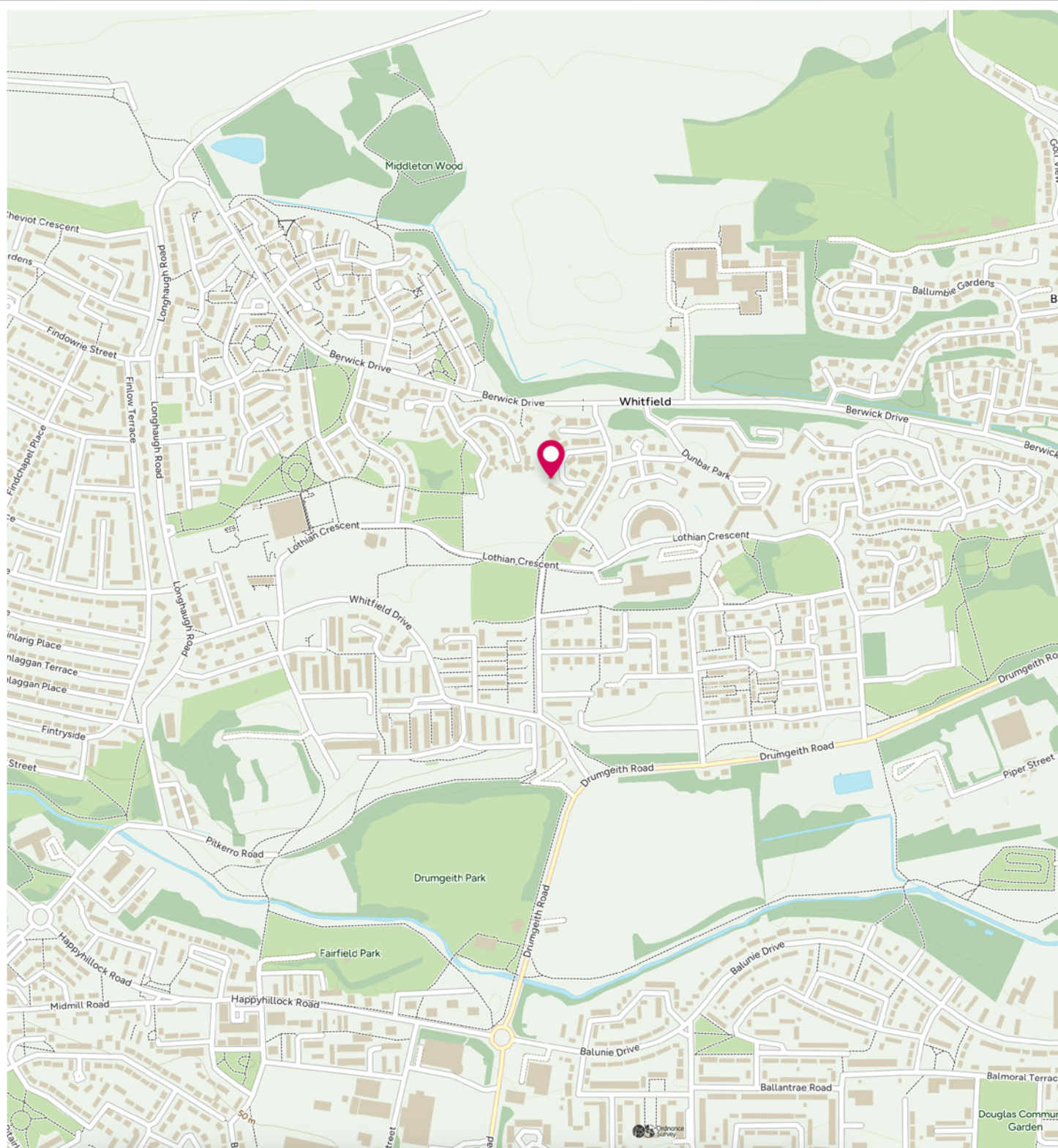


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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