McEwan Fraser Legal
Solicitors & Estate Agents

19 Cardross Place

DUNDEE, DD4 9RE

This two-bedroom terraced villa on Cardross Place, Dundee, offers open-plan living, an enclosed rear garden and private driveway parking, all within convenient reach of the city centre

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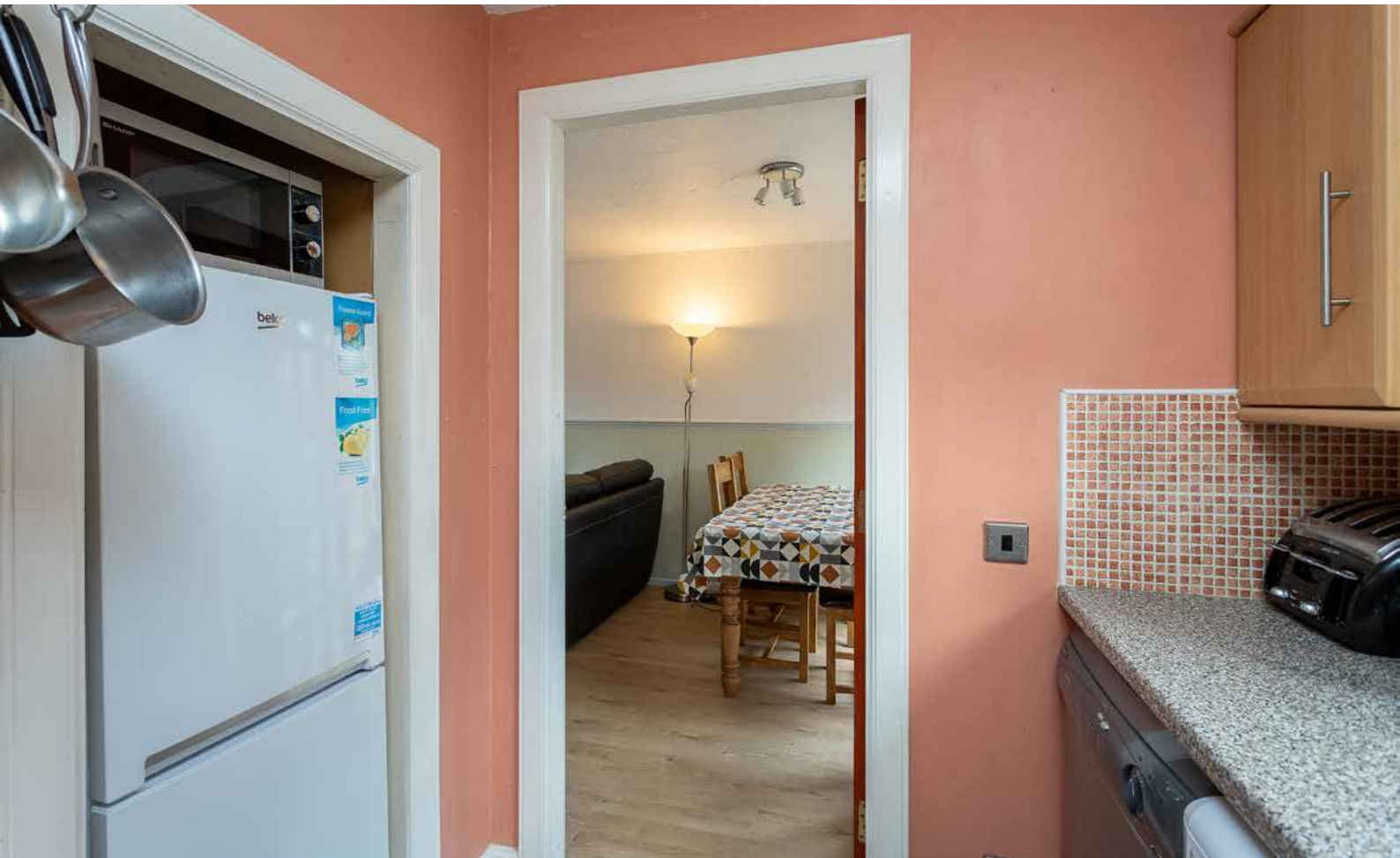
McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced villa which offers comfortable, manageable accommodation with the benefit of open-plan living, private outdoor space and off-street parking. Extending to approximately 65 square metres, the property is well suited to those looking for a home that is practical to run and easy to maintain, with Dundee city centre within convenient reach.

THE LOUNGE / DINER

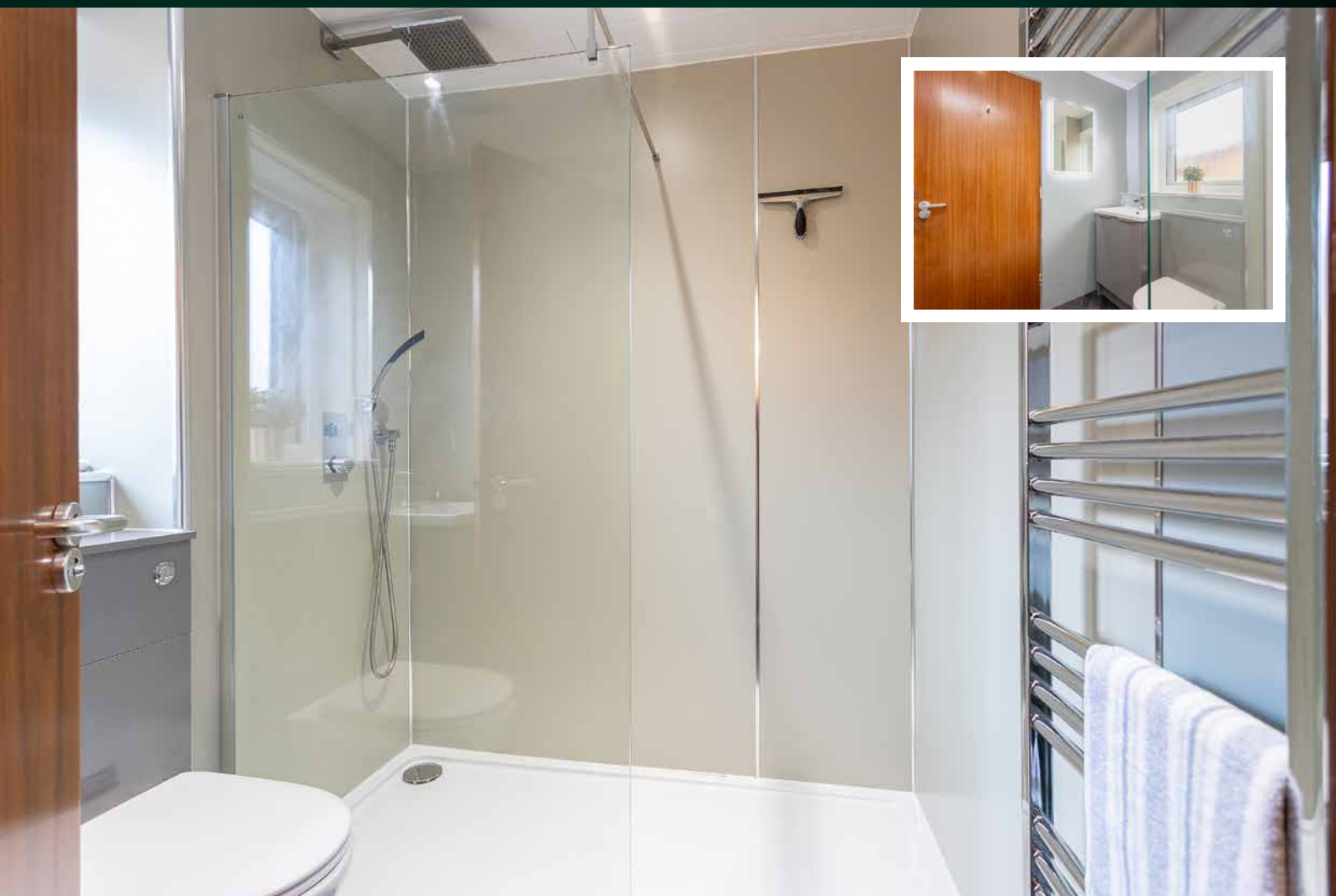
The accommodation begins with an entrance hallway leading through to an open-plan lounge and dining room, providing a welcoming everyday living space. The adjoining kitchen keeps the layout sociable and functional, while double-glazed patio doors connect the lounge and dining area with the rear garden.

THE KITCHEN

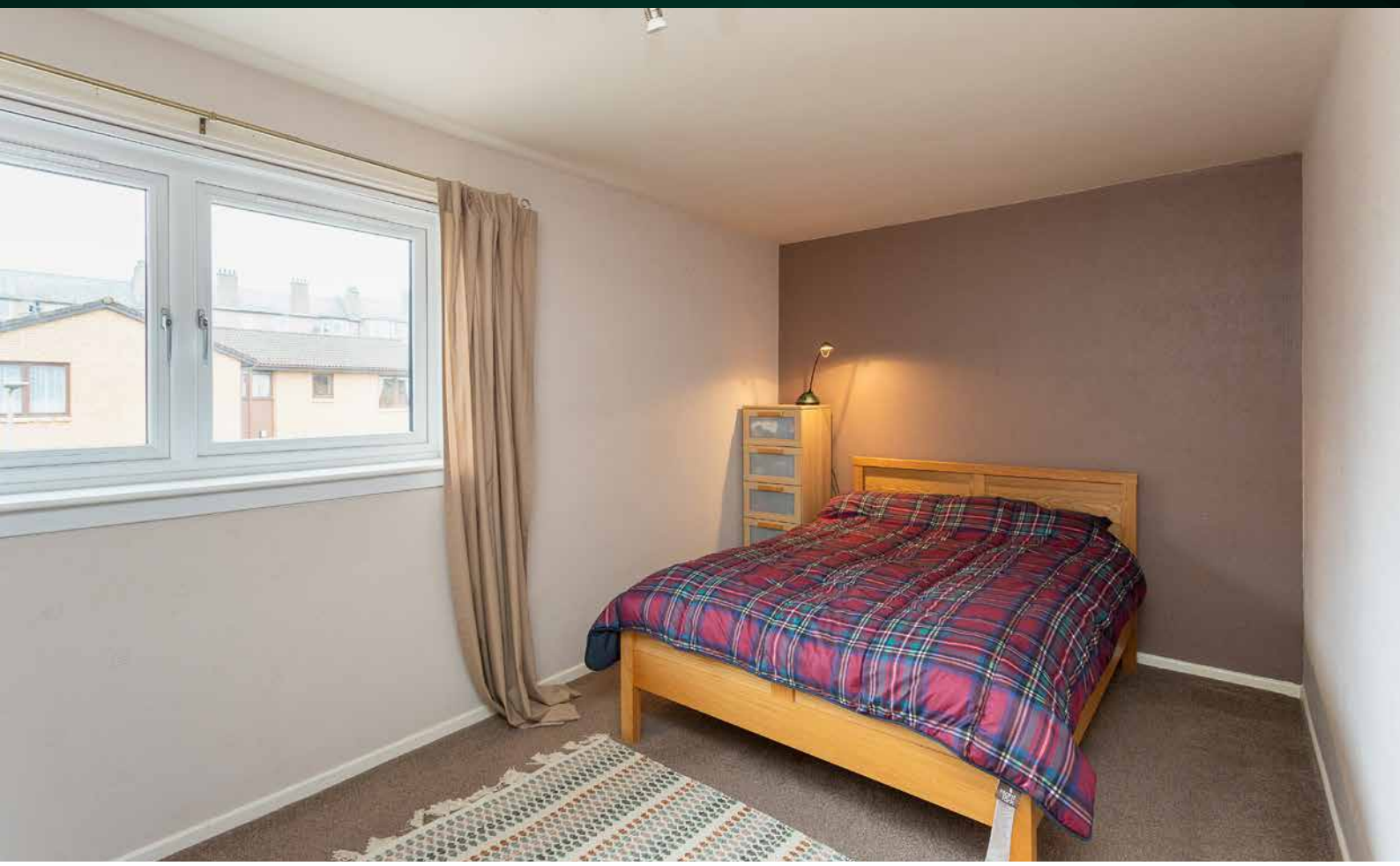


Upstairs, there are two double bedrooms with ample storage in both bedrooms, including built-in wardrobes in each, and they are served by a modern shower room fitted with a three-piece suite and finished with full wet-wall panelling for ease of upkeep. Gas central heating and double glazing further contribute to the property's everyday practicality.

THE SHOWER ROOM



BEDROOM 1

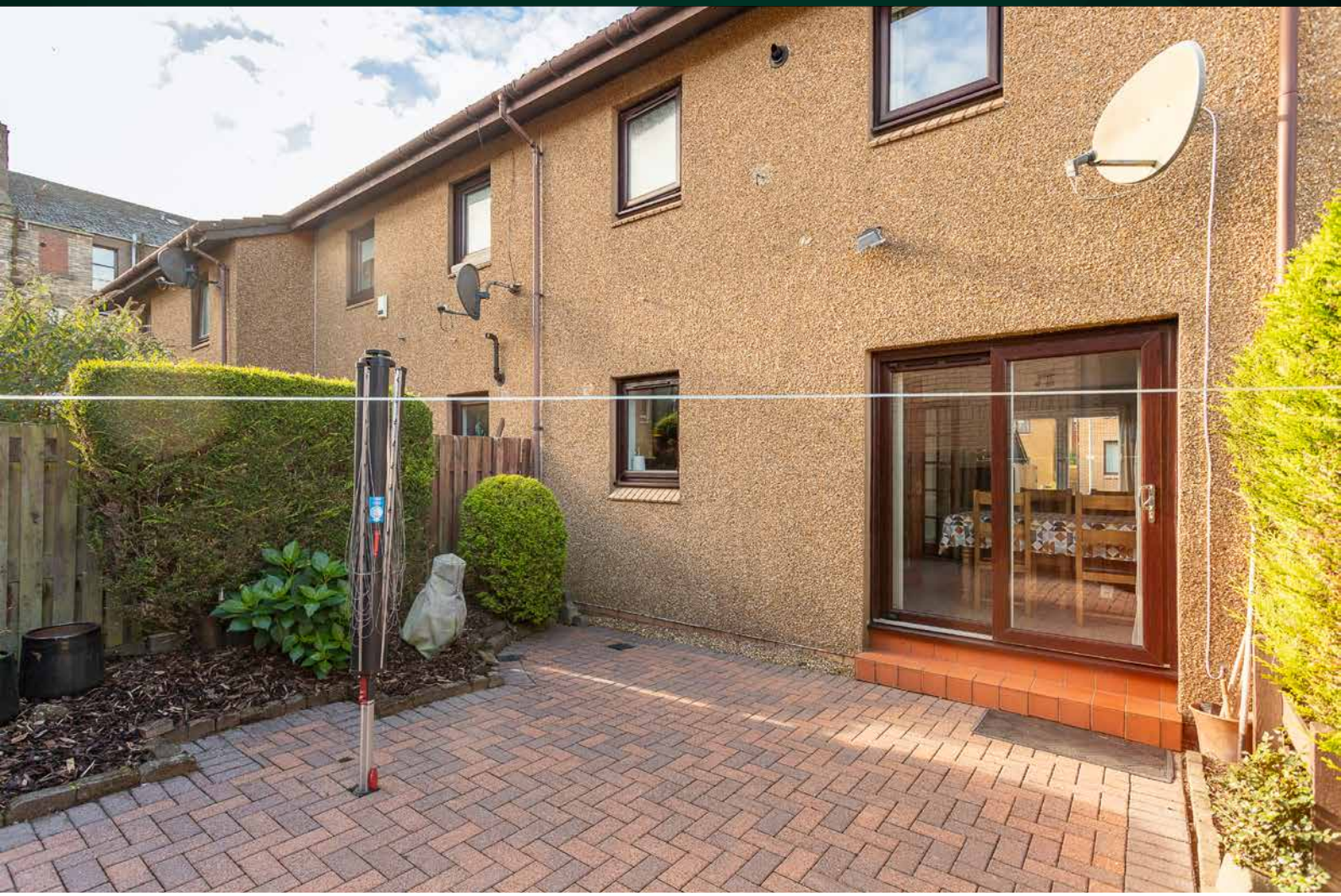


BEDROOM 2

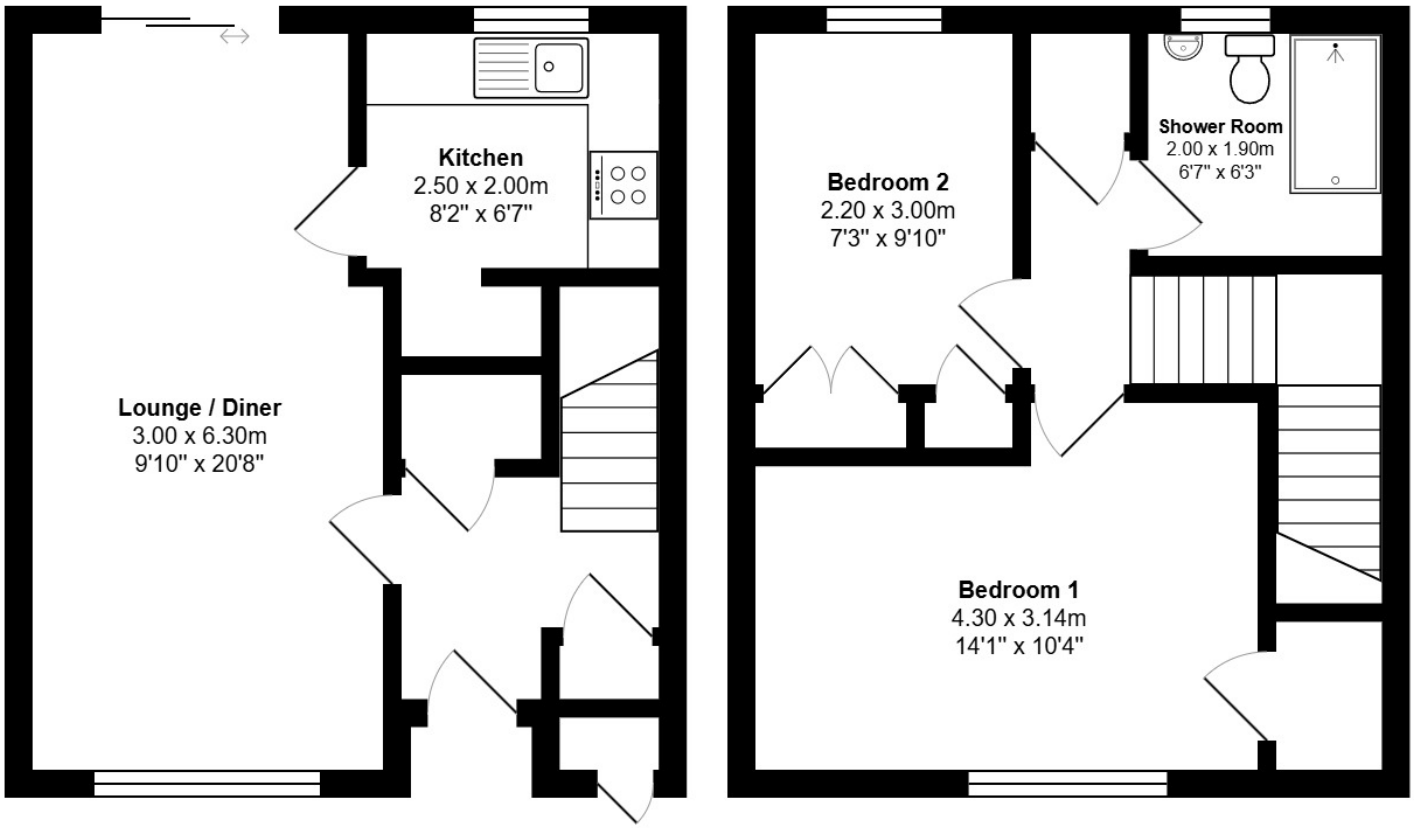
Outside, the front driveway provides valuable off-street parking with two parking spaces included with the house. Monoblock areas to the front and rear keep maintenance to a minimum, while the enclosed rear garden offers space to sit outdoors, enjoy a little greenery or create a simple private retreat. An external bin store is also located at the front.

Positioned within an established residential development and within walking distance of the city centre, this is an appealing opportunity for anyone seeking a sensibly proportioned home with its own outdoor space and convenient access to the facilities of Dundee.

EXTERNALS

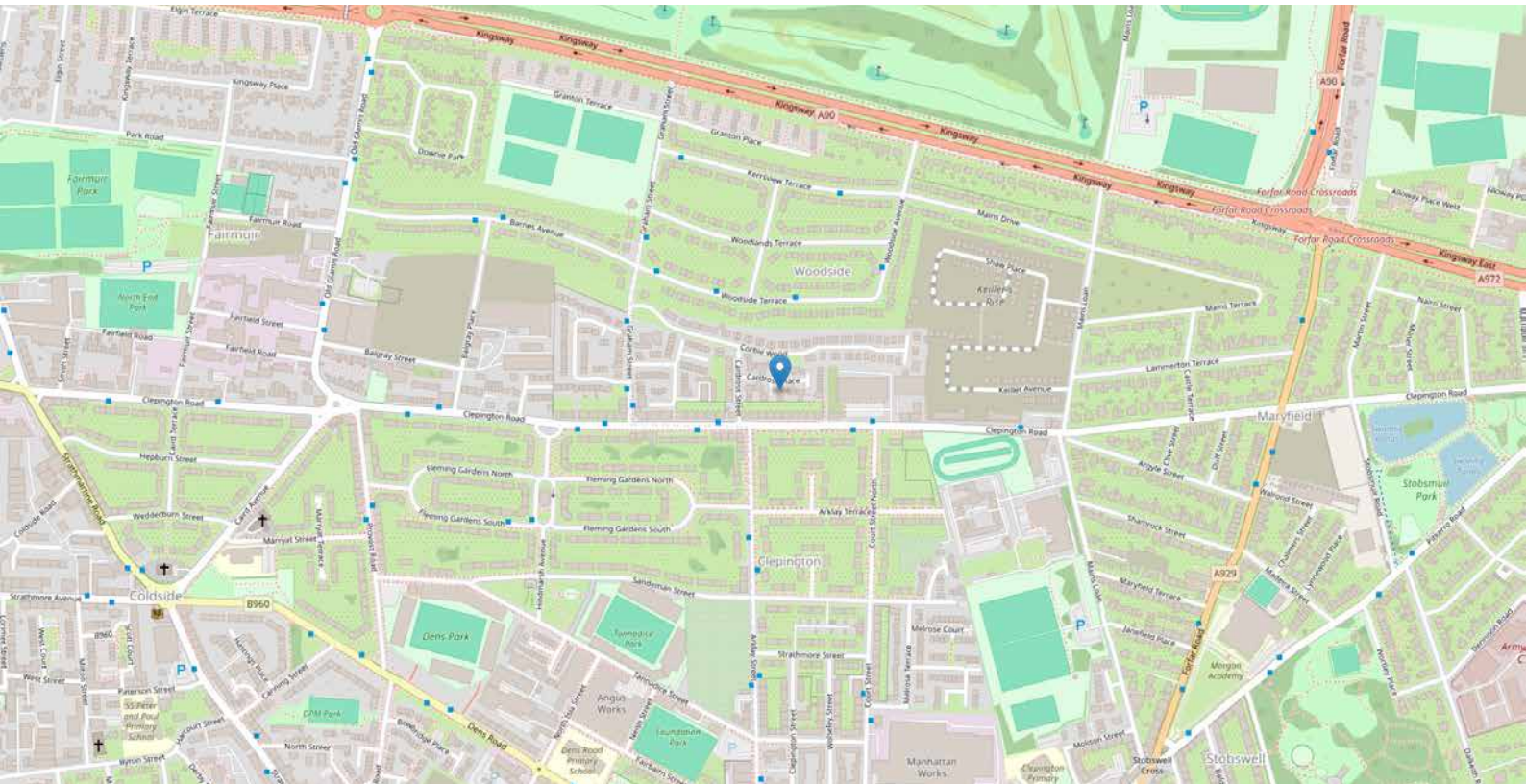


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 65m^2 | EPC Rating: C



THE LOCATION

Cardross Place is situated in the Woodside area of Dundee, approximately one and a half miles north of the city centre. The location combines an established residential setting with convenient access to everyday amenities, making it a practical base for those who want the benefits of city living without being right in the centre.

Local shops and services can be found in the surrounding area, with further choice available in Dundee city centre. The city offers a broad range of supermarkets, independent retailers, cafés, restaurants, leisure facilities and cultural attractions, including the V&A Dundee and the regenerated waterfront.

Public transport is available nearby, with bus stops in the surrounding streets providing access to the wider Dundee network. Dundee railway station, approximately one and a half miles away, offers rail connections for travel further afield. The surrounding road network also provides access across the city and towards the main routes out of Dundee.

For buyers seeking a home with practical accommodation, manageable outdoor space and access to the city's amenities, Cardross Place offers a convenient residential location. Prospective purchasers should check current bus services and school catchment arrangements directly with the relevant providers and Dundee City Council.

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