McEwan Fraser Legal
Solicitors & Estate Agents

# 209 Tweed Crescent

MENZIESHILL, DUNDEE, DD2 4DN



*WELL-POSITIONED THREE-BEDROOM HOME IN MENZIESHILL*




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McEwan Fraser Legal is delighted to present this well-positioned three-bedroom home in Menzieshill with excellent local connections. Positioned within a popular and established residential area of Dundee, this end-terraced villa offers a particularly appealing combination of comfortable accommodation, modern touches and everyday convenience. With three bedrooms, a well-planned layout, useful storage and an enclosed rear garden, it is a home that offers considerably more than its attractive exterior might initially suggest.

The property is entered through a vestibule which leads into the welcoming hallway. The lounge and dining area provide a generous principal living space, with plenty of room for comfortable seating and a dining table, creating a practical setting for both relaxed evenings and family life.

## The Property



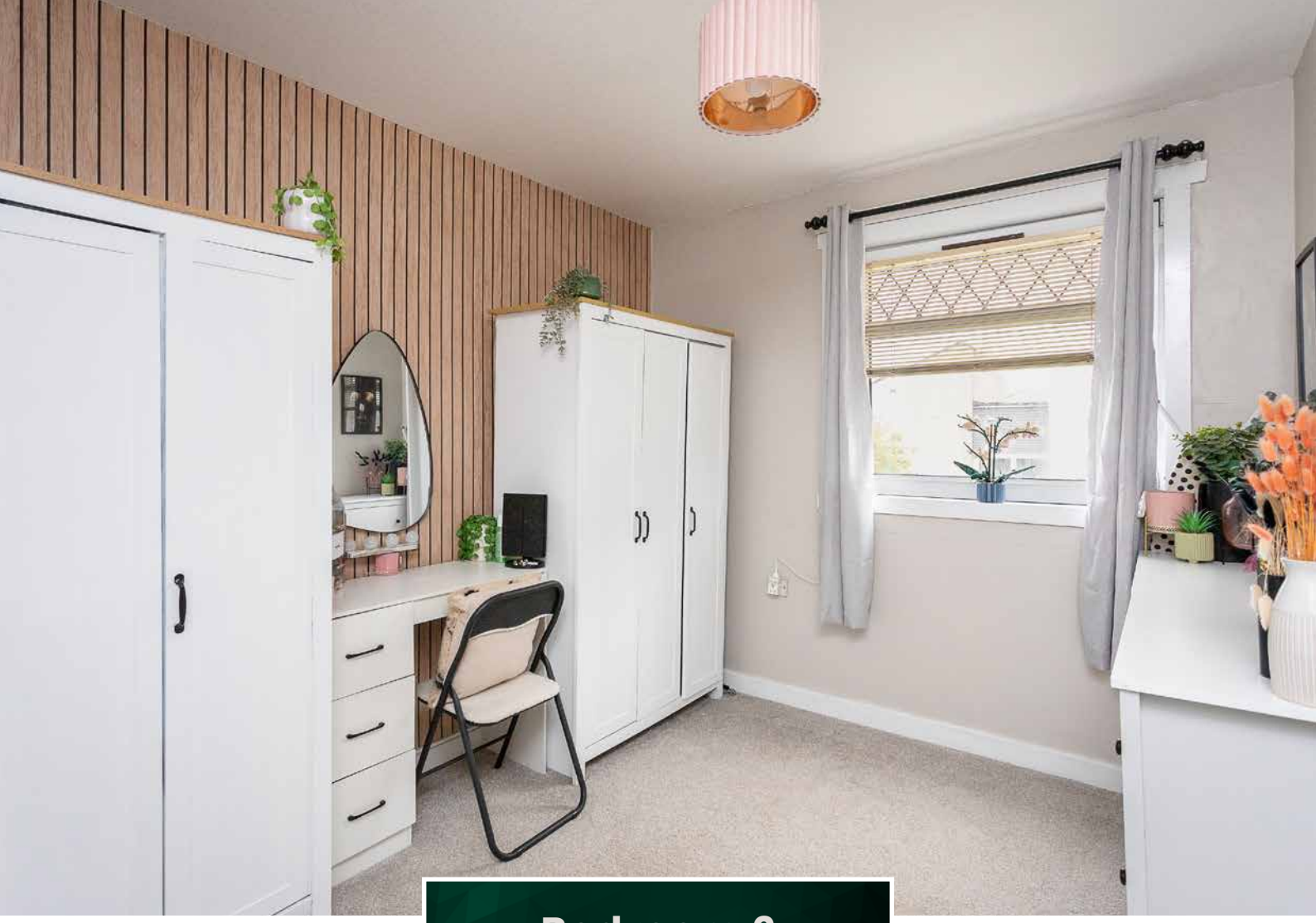
The modern kitchen is fitted with contemporary wall and base units, providing good storage and preparation space, with a door leading directly to the rear of the property. The layout is both practical and easy to maintain, while useful storage throughout the home adds to its everyday functionality.





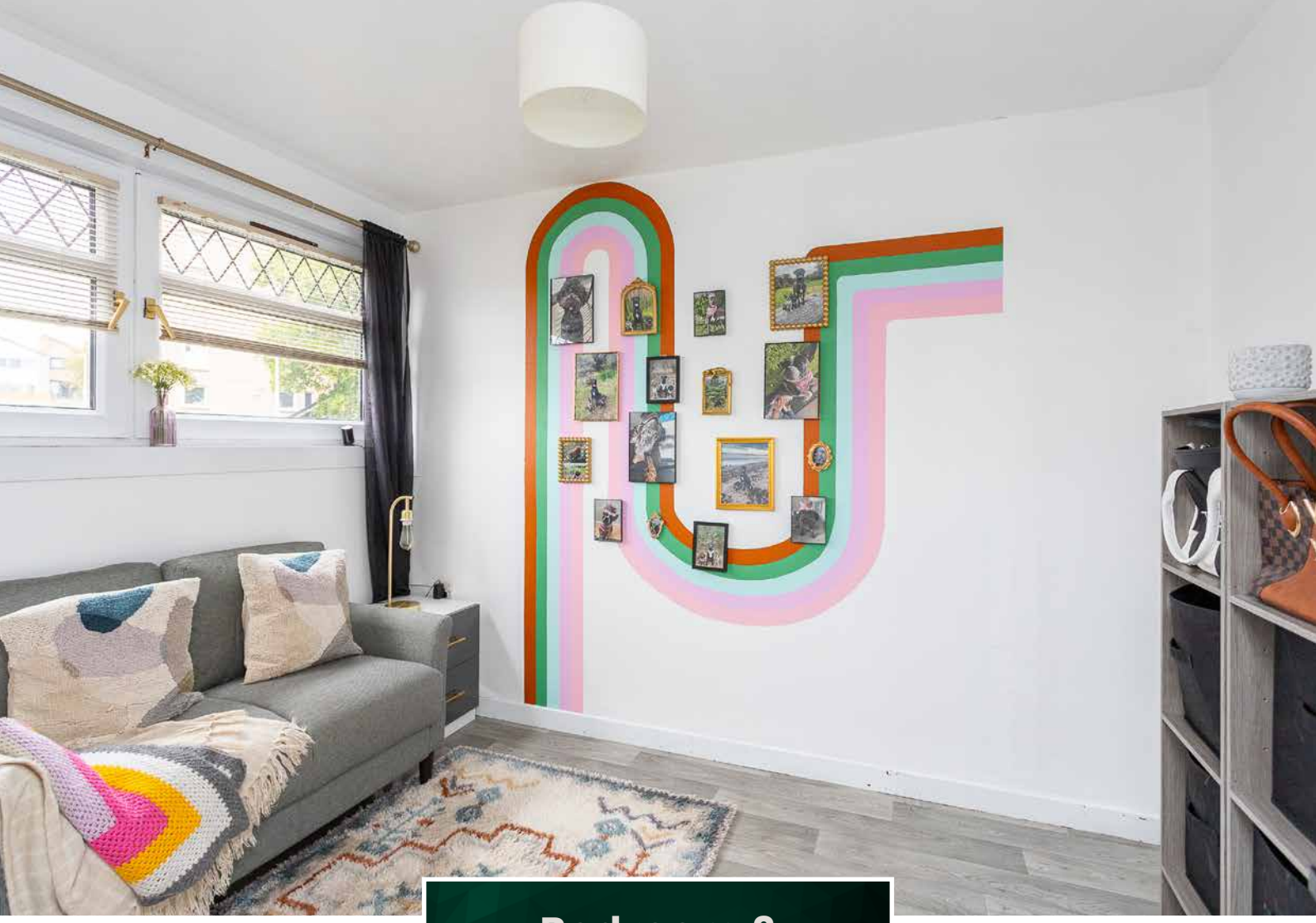
Upstairs, the accommodation continues with three well-proportioned bedrooms and a family bathroom. The bathroom is fitted with a white suite and shower over the bath, providing a straightforward and versatile arrangement suitable for everyday use.





## Bedroom 2

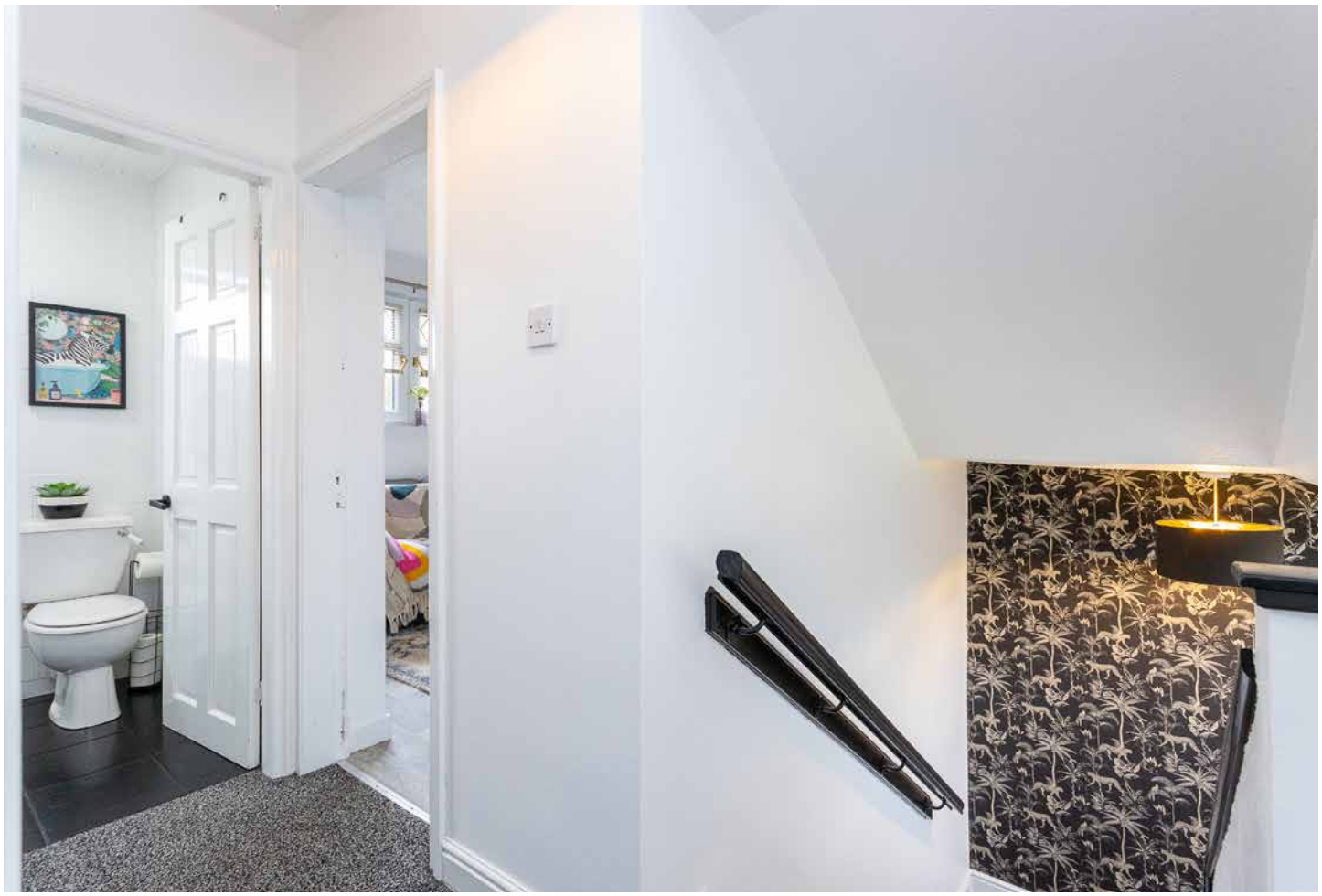


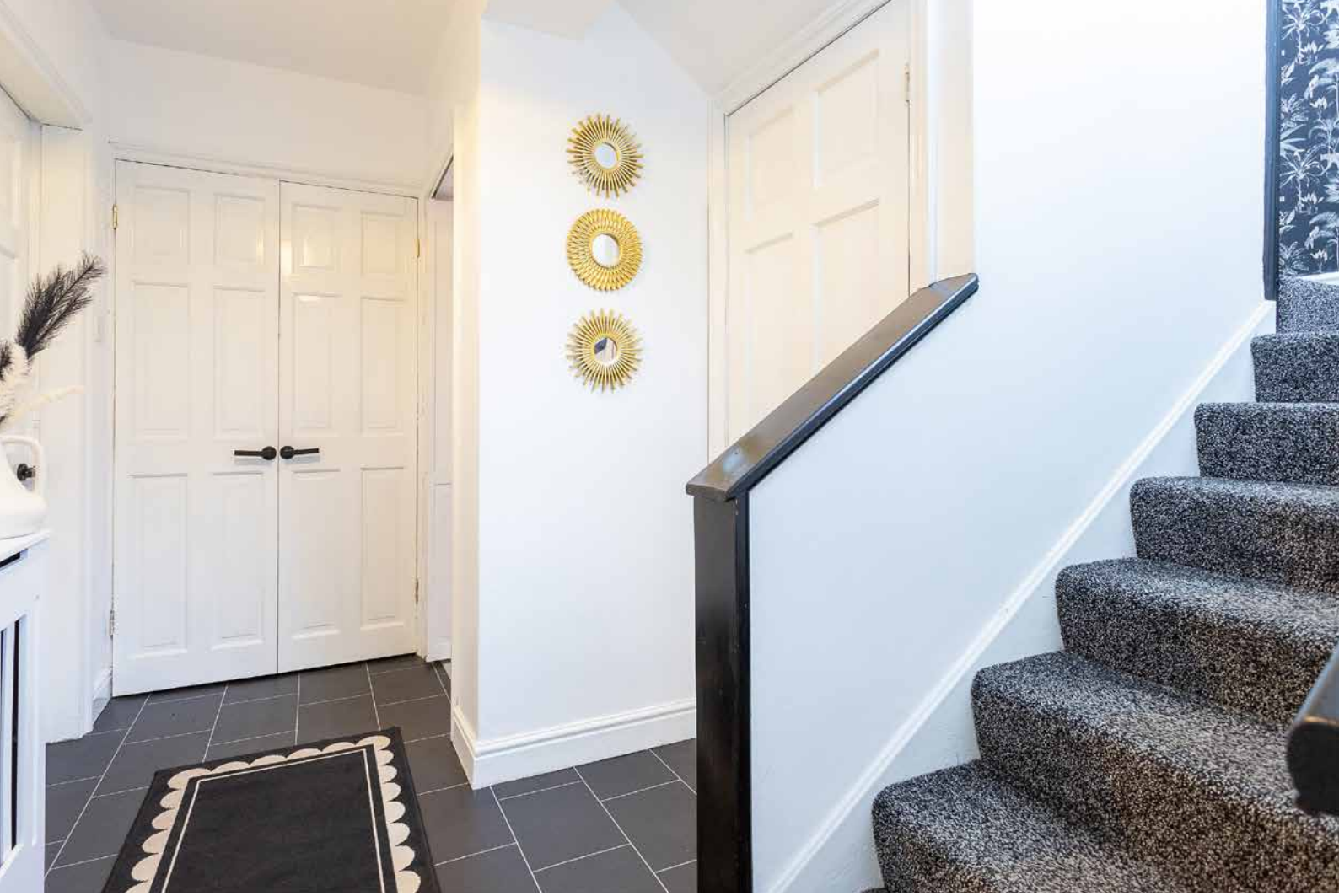


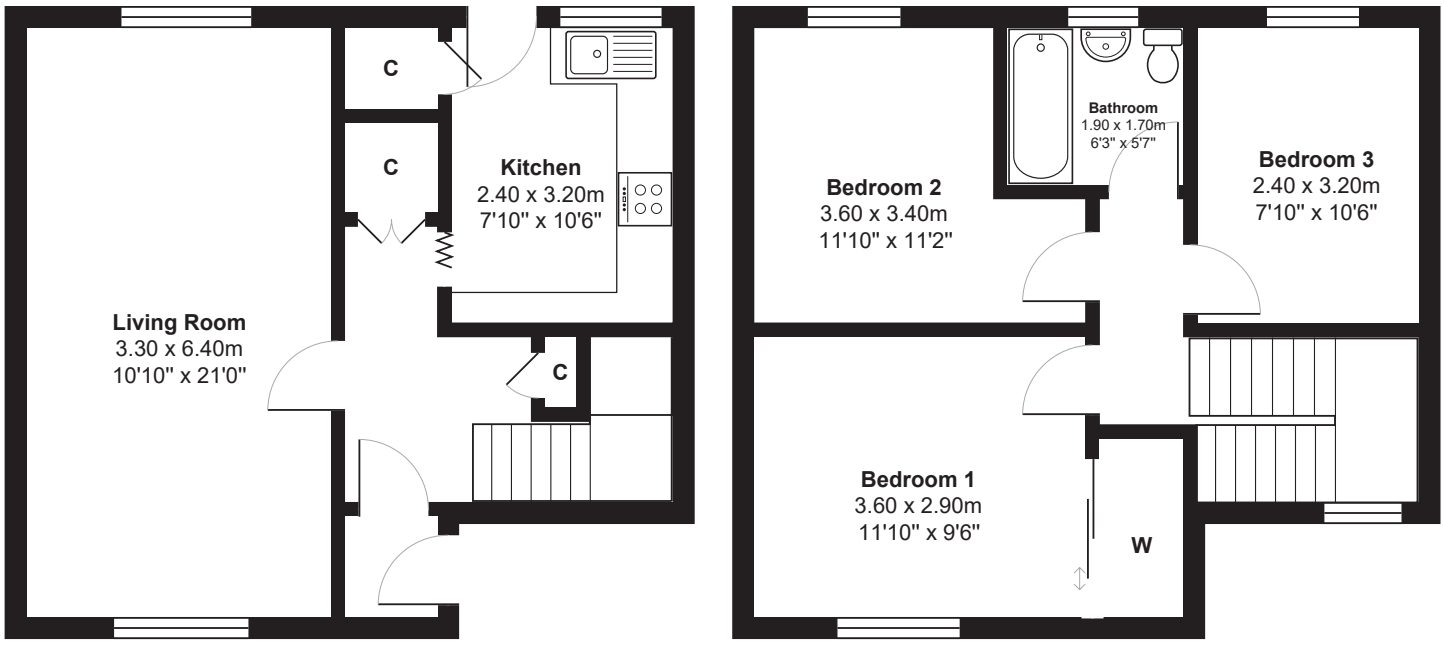
## Bedroom 3












Gross internal floor area ($m^2$): $90m^2$

EPC Rating: C

## Floor Plan



# The Exterior

One of the property's particularly useful features is its position at the end of the terrace, providing a degree of separation from neighbouring properties and contributing to the overall appeal of the home. The rear garden is enclosed and provides valuable private outdoor space, but it should be noted that the rear garden ground is understood not to be included within the title to the property. There may, however, be an opportunity to purchase the ground from the local authority should the purchaser wish to pursue this, subject to the relevant application, terms and availability. Prospective purchasers should satisfy themselves as to the precise title position and any potential purchase arrangements.





The location is a genuine strength. Tweed Crescent sits within Menzieshill, an established residential area on the western side of Dundee, particularly well placed for Ninewells Hospital and the wider West End. Ninewells Hospital and Medical School is one of the city's major employment and educational hubs, while the University of Dundee's Ninewells Campus is also based there. For families, Tayview Primary School is conveniently located within Menzieshill. The school moved into a modern building in 2017 and is a non-denominational primary school serving the local area, with Harris Academy identified as its associated secondary school.

Everyday amenities are readily accessible, with local shops and community facilities nearby, while the wider West End provides an excellent choice of independent shops, cafés, restaurants and leisure facilities. Perth Road, the University of Dundee and Dundee's cultural attractions are all within easy reach, giving the location an unusually broad appeal for those who want practical suburban living without feeling removed from the city. Transport connections are another considerable advantage. Current Xplore Dundee services connect Menzieshill with Ninewells Hospital, the West End, Dundee city centre and Broughty Ferry, providing useful links for commuting, education and leisure.

## The Location

With its three-bedroom accommodation, end-terraced position, modern kitchen, useful storage, enclosed rear garden and highly convenient location close to Ninewells and the West End, this is a home that combines practicality with genuine location appeal. It offers a straightforward opportunity to acquire a well-located Dundee property with the flexibility to make it your own.







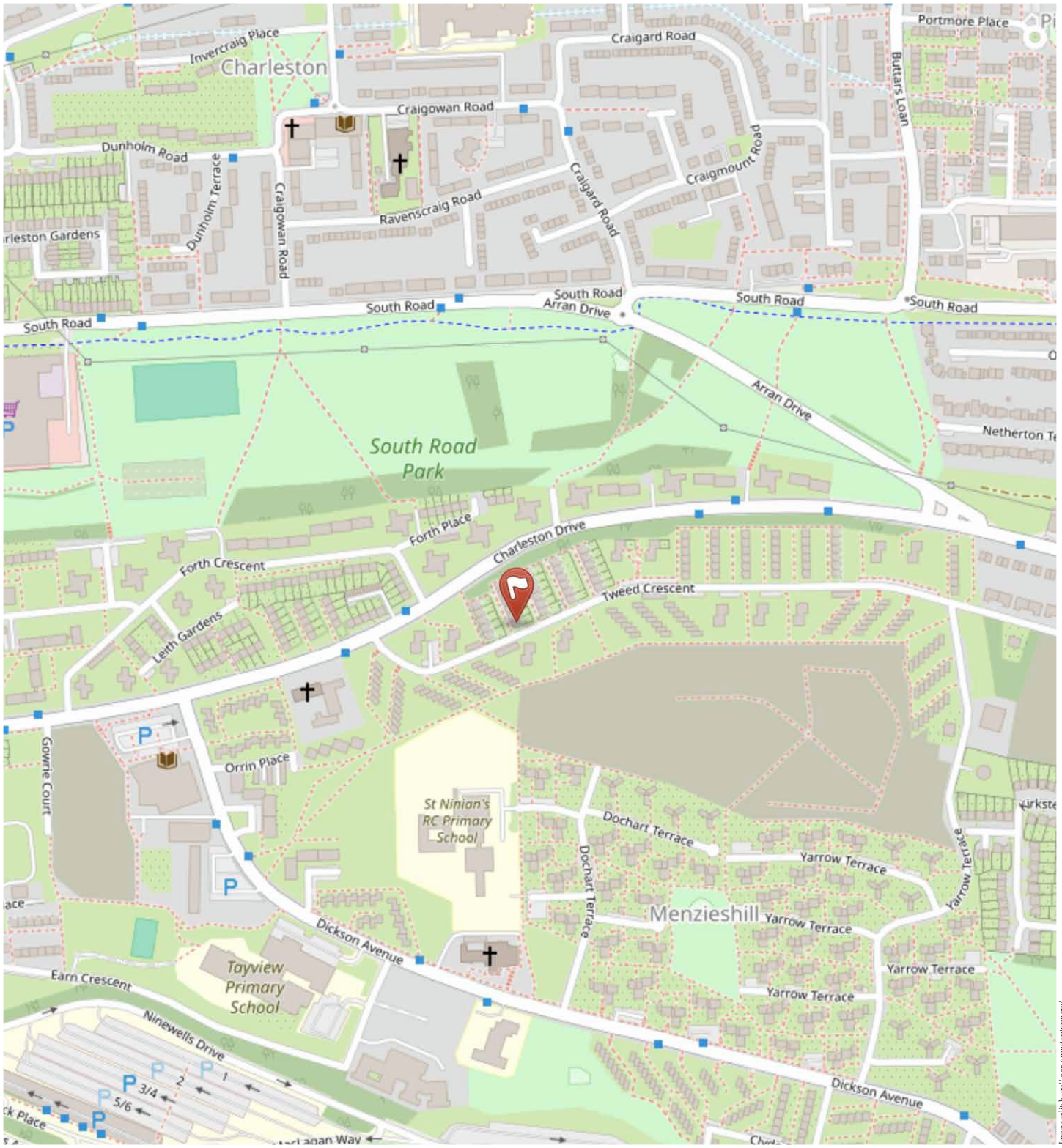



Image credit: https://www.openstreetmap.org/

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