




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

2 Braehead

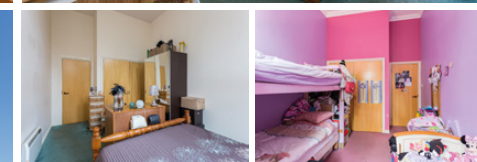
METHVEN WALK, DUNDEE, ANGUS, DD2 3FJ

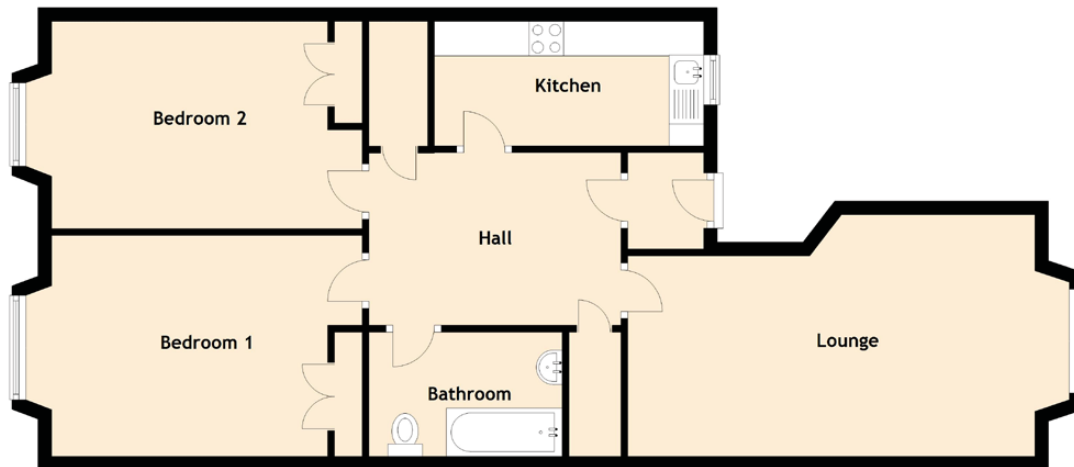
2 BRAEHEAD

METHVEN WALK, DUNDEE

This property is located within the popular Cox's Mill development close to the West End of Dundee, a busy shopping district well served by both local and national shops and stores. Schooling is well represented from nursery to high school level, Dundee University and colleges are within easy reach. The property is close to the main bus routes serving the city. This property is suitable for first-time buyers, in particular students and hospital staff. Lochee itself has recently benefited from an injection of money by the local council, which is evident in the landscaped and pedestrian areas.

Part Exchange available. This is a spacious flat positioned on the ground floor in this lovely development, enjoying both older features like high ceilings with all the modern features one would expect. The property is entered from the courtyard and if going through the main door you go outside and turn right. The flat enjoys some private frontage with space for seating and enjoying al-fresco dining at night. Walk into the large hallway which could be utilised as a dining space or study area with doors to all rooms and storage cupboard. The living room enjoys a front aspect with high ceilings and front aspect windows. The kitchen enjoys a comprehensive range of eye and base level units with roll top work surfaces incorporating sink unit with mixer tap and drainer. With a built-in oven with halogen hob, splash back and extractor over. Space for upright fridge freezer and space and plumbing for washing machine with front aspect window for natural light and an airy feel. The master bedroom enjoys a double wardrobe with hanging space. Bedroom two has a fitted double wardrobe. The bathroom is finished off in a three-piece suite with a shower over the bath and tiled walls. A single parking space is allocated for the flat, parking is also available underground and the factor fee is approximately £70 a month.





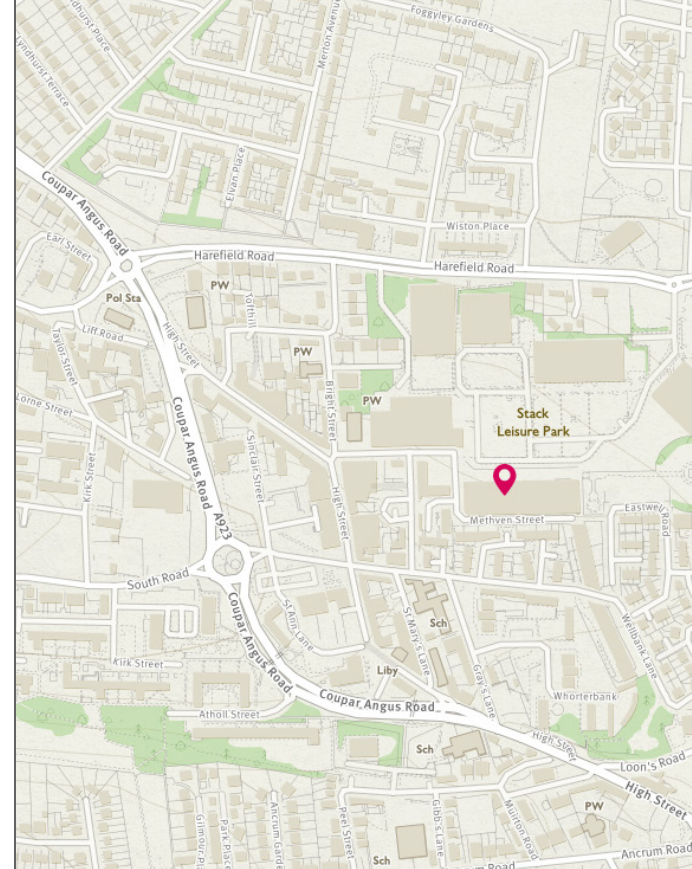
Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")
Kitchen	3.90m (12'10") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 3.20m (10'6")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²) - 90m²
EPC Rating - D

Extras (Included in the sale):

Floor coverings, blinds, fitted appliances are included with the sale. Free-standing appliances are available by separate negotiation.



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
REBECCA DALE
Senior 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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.