




McEwan Fraser Legal
Solicitors & Estate Agents
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2F Ballantrae Road

DUNDEE, DD4 8PN



Dundee

DD4 8PN

Ballantrae Road sits in a popular area of Dundee with good bus service to city centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links.

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development.

Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.





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McEwan Fraser Legal is delighted to introduce this immaculate, well equipped two bedrooms first floor flat which is in move-in condition, located conveniently for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities.

Ballantrae Place is an attractive and extremely popular residential area of the city offering an excellent opportunity to young, growing families as well as those looking to downsize or incoming workers to Dundee.

The lounge is modern and bright with tones of grey. A window to the front of the property ensures a light-infused room. The kitchen is well-stocked with floor and wall units with space for a washing machine and tumble dryer. A hob, hood, and built under oven are included and blend into the sleek lines of the modern gloss kitchen. A door from the kitchen leads to the balcony. The shower room benefits from a three-piece, white suite, with a shower quadrant and vanity units. Two double bedrooms complete the accommodation. The property is situated on the first floor of this block. Freshly decorated and with new kitchen and shower room, this home is ready to walk into.

Externally there is a communal drying green.





Specifications & Details

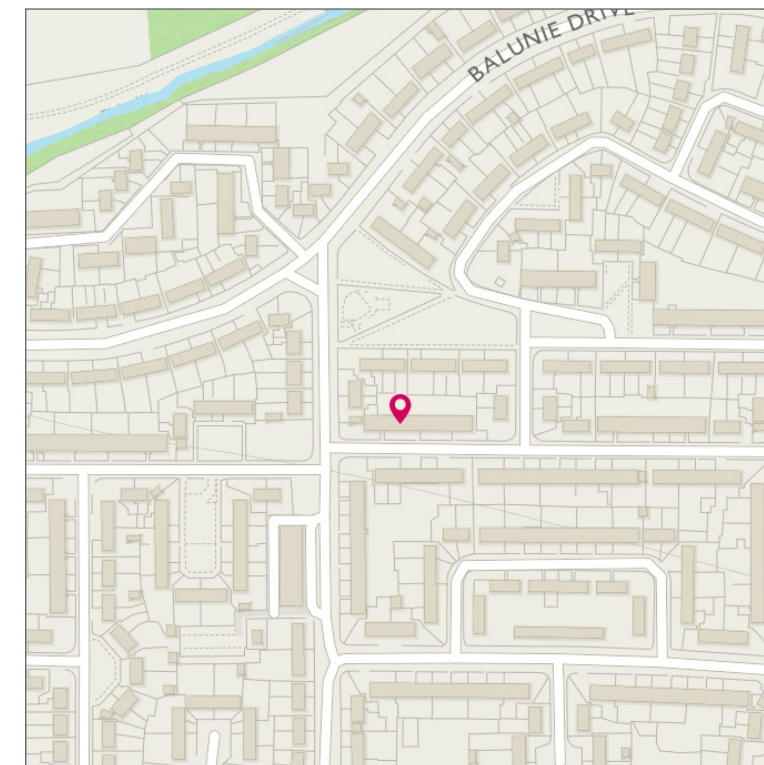
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 2.90m (9'6")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 70m² | EPC Rating: C





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Part
Exchange
Available

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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer