



*Desirable two-bedroom upper cottage flat  
with garden and views of the Tay*



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Part exchange is available! McEwan Fraser Legal is delighted to offer to the market this spacious two-bedroom first-floor cottage flat. A degree of modernisation is required but the end result will be worth it.

# THE LOUNGE



The main door opens to a staircase to the upper floor. The living space flows into elegant proportions and welcoming rooms. The lounge offers a bay window, an ideal spot for the dining table. A door from the lounge opens into the kitchen.

# THE KITCHEN





The hallway offers plenty storage with two large cupboards.

Two good size bedrooms and a three-piece bathroom with white suite complete the accommodation on offer.

# BEDROOM 1



# BEDROOM 2 & THE BATHROOM

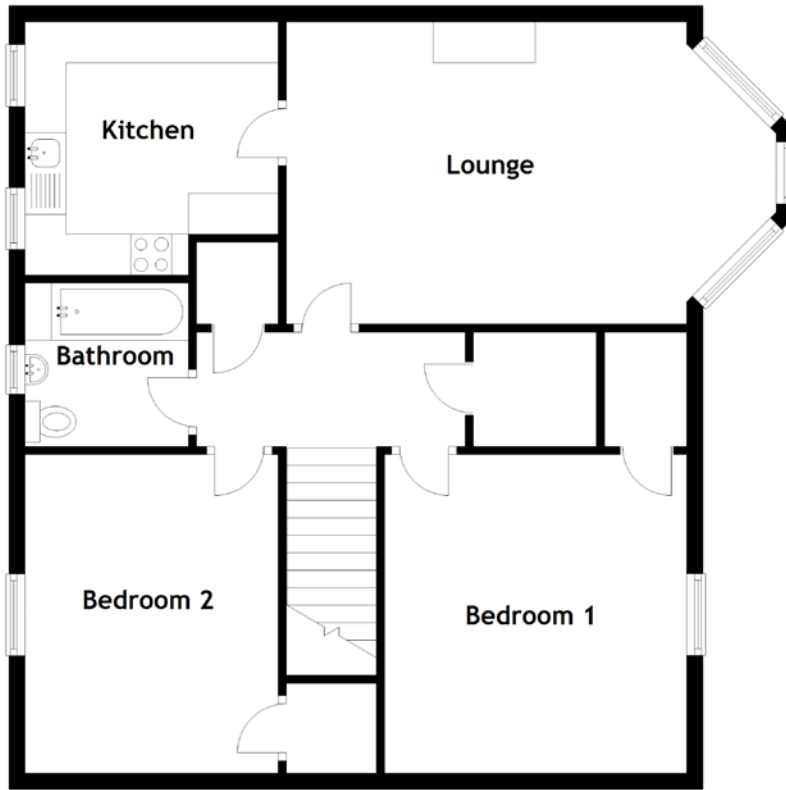


With a garden to the back, this home is ideal as one to put your own stamp on. This home is in a super location and requires some TLC so make sure it is on your viewing list.

# THE GARDENS



# FLOOR PLAN, DIMENSIONS & MAP



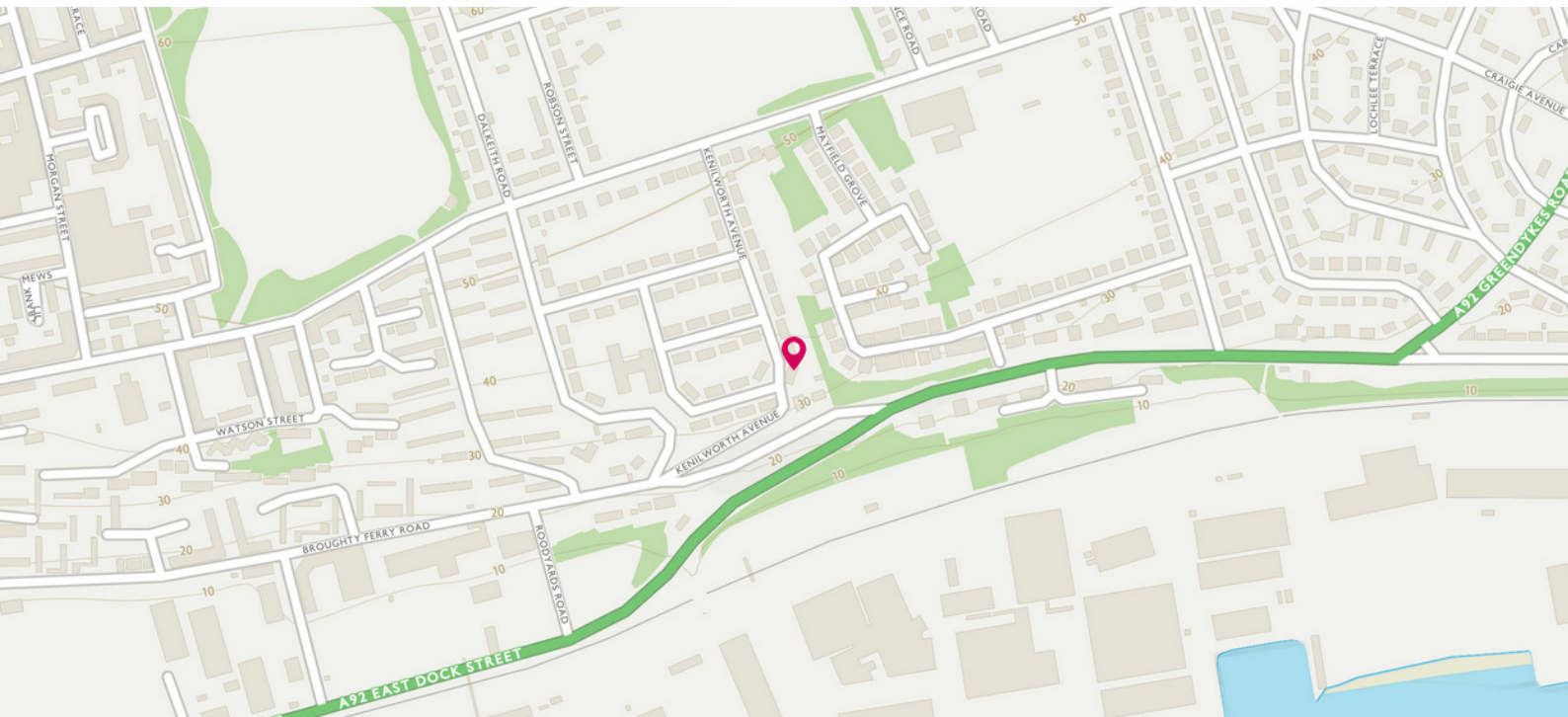
Approximate Dimensions  
(Taken from the widest point)

Lounge 6.00m (19'8") x 3.70m (12'2")  
Kitchen 3.10m (10'2") x 3.10m (10'2")  
Bedroom 1 4.10m (13'5") x 3.70m (12'2")

Bedroom 2 3.90m (12'10") x 3.10m (10'2")  
Bathroom 2.00m (6'7") x 2.00m (6'7")

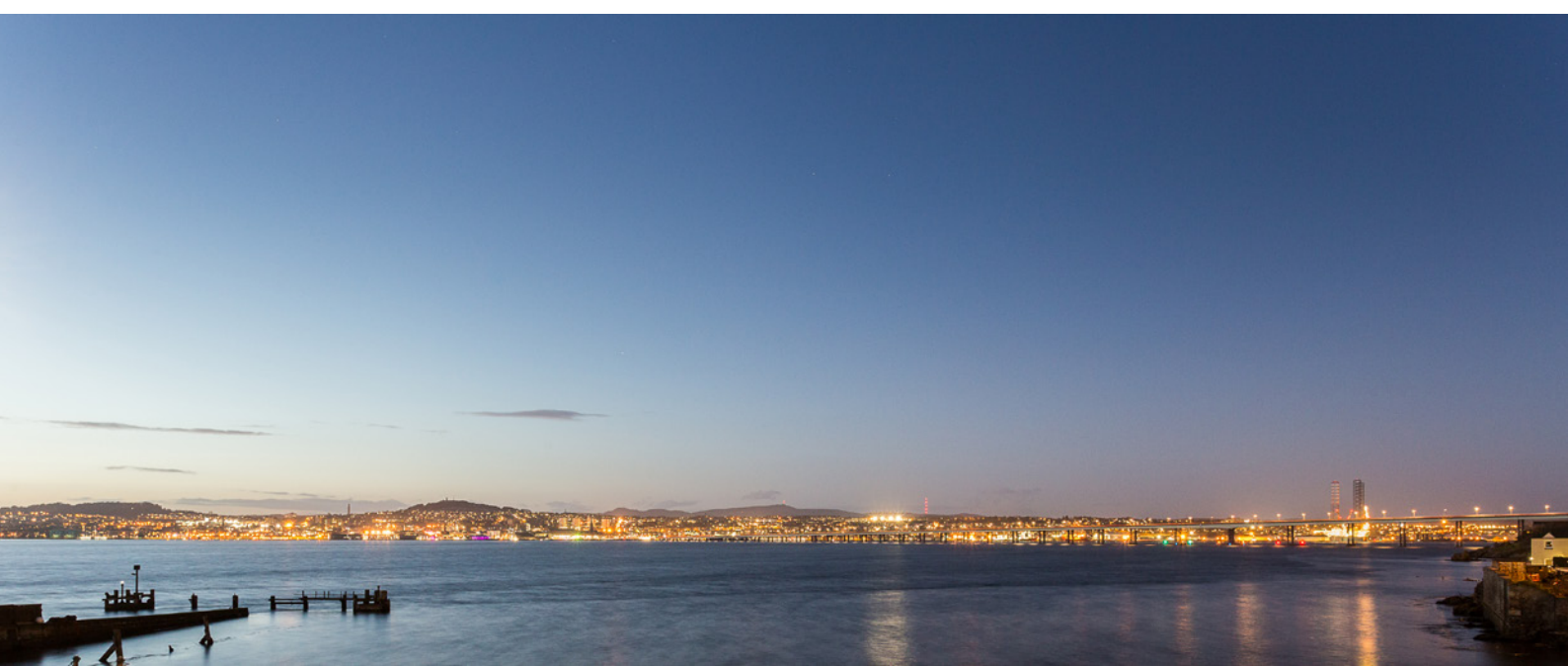
Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C

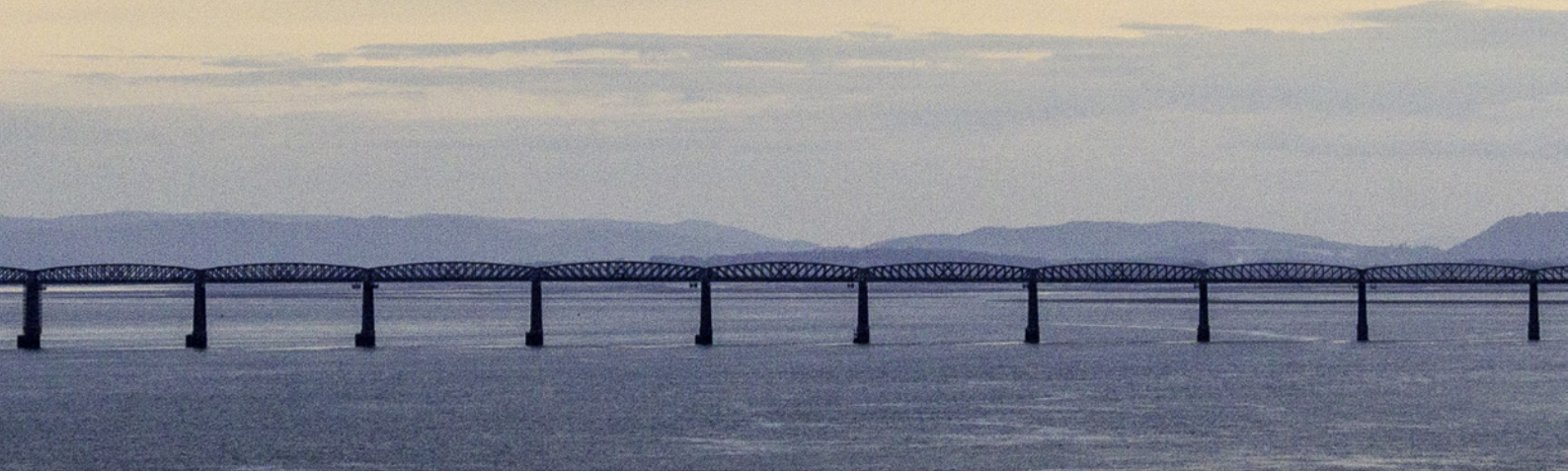


# THE LOCATION

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, 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. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities.

Dundee is Scotland's fourth-largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north. Dundee has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



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