



*Completely renovated and beautifully
presented two double bedroom flat*



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McEwan Fraser Legal is delighted to present this two double bedroom top floor flat, in a central location to local amenities and shops. The property is in walk-in condition having been completely renovated from top to bottom, completely rewired and replumbed with brand new Worcester boiler and new radiators, triple glazed windows, kitchen and bathroom, doors, mirrored wardrobes, and having been insulated and painted. The new carpets are due to be laid soon.

THE LOUNGE



Inside, the property comprises of:

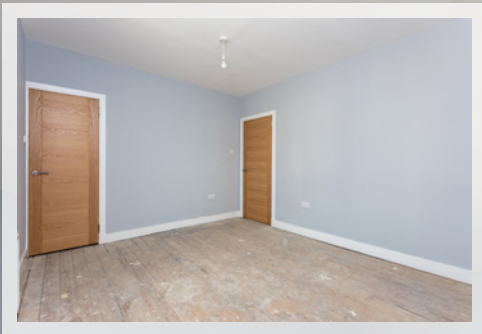
- Spacious living area with a front aspect
- Fully equipped brand new kitchen with fitted appliances
- Two double bedrooms with fitted storage space
- Brand new modern bathroom
- New uPVC triple glazed windows throughout with brand new Worcester boiler and new radiators.

THE KITCHEN





BEDROOM 1



BEDROOM 2



THE BATHROOM

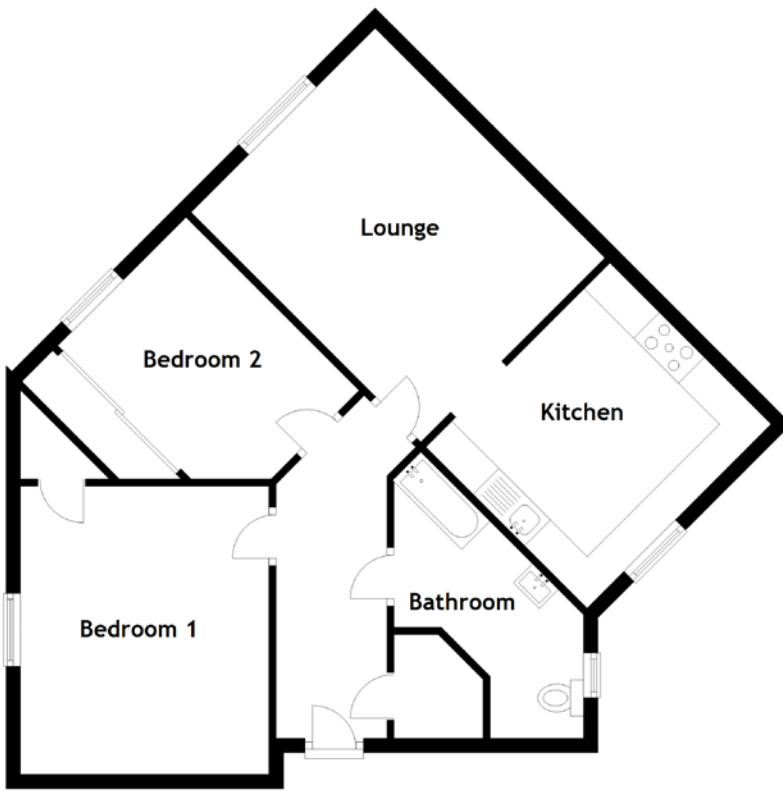


THE GARDEN

In addition, the property includes a drying area to the rear and communal garden grounds. There is a secure entry system to gain access to the flat. This is a rare opportunity to acquire such a well presented modern, ready to move into, top floor flat in a fantastic location.



FLOOR PLAN, DIMENSIONS & MAP

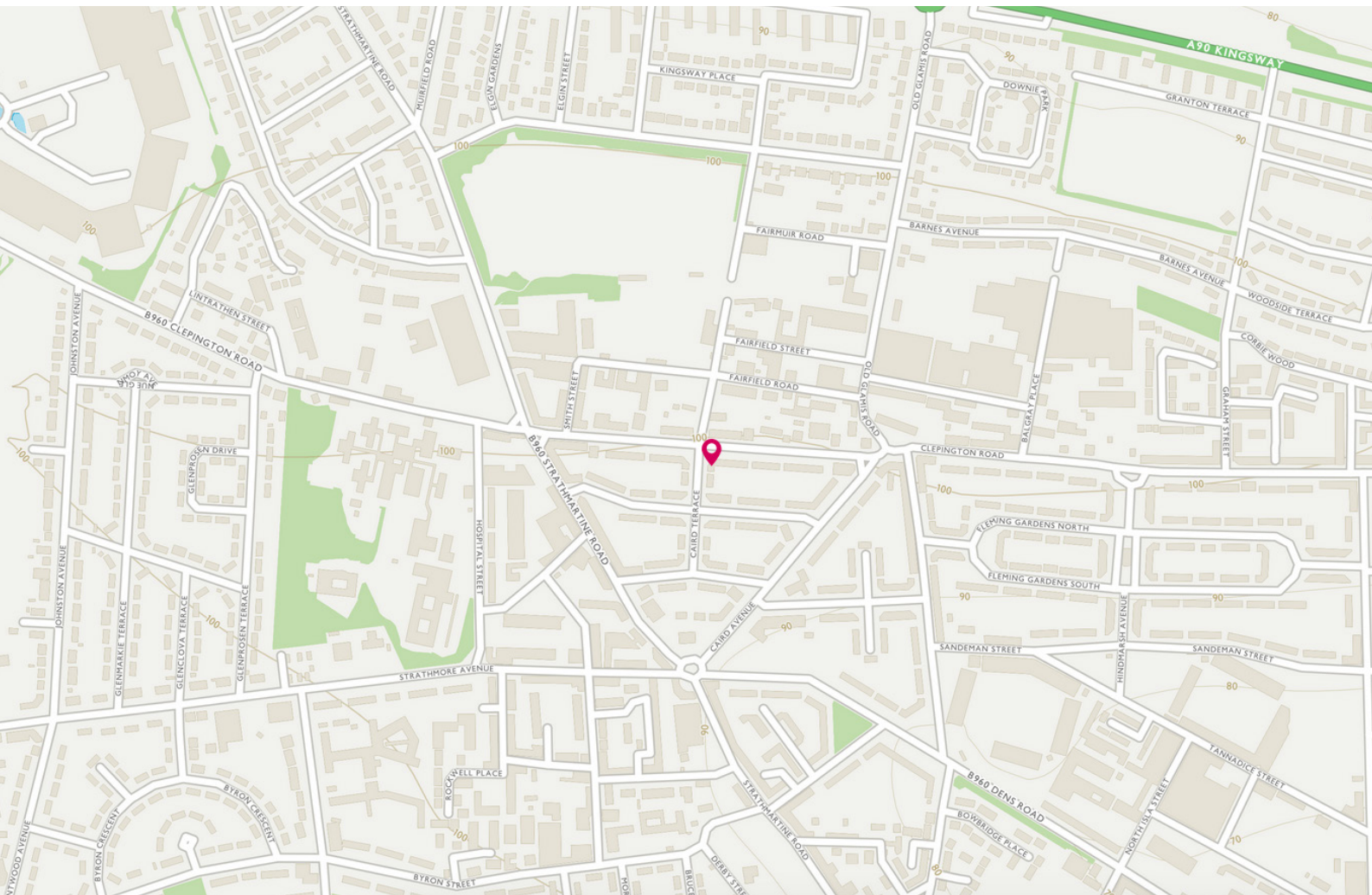


Approximate Dimensions
(Taken from the widest point)

Lounge	4.46m (14'8") x 3.57m (11'9")
Kitchen	3.57m (11'9") x 3.13m (10'3")
Bedroom 1	3.95m (13') x 3.23m (10'7")
Bedroom 2	3.36m (11') x 2.49m (8'2")
Bathroom	3.90m (12'10") x 2.60m (8'6")

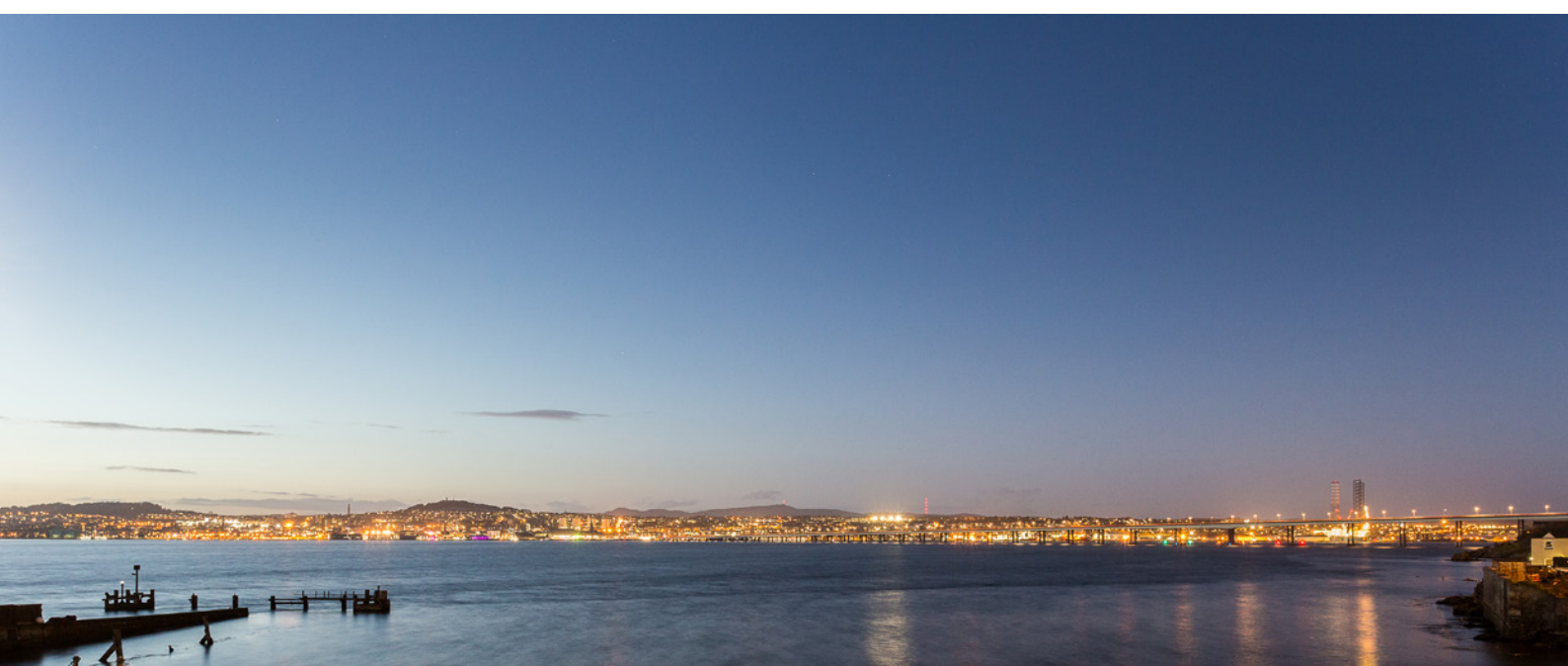
Gross internal floor area (m²): 61m²

EPC Rating: C



THE LOCATION

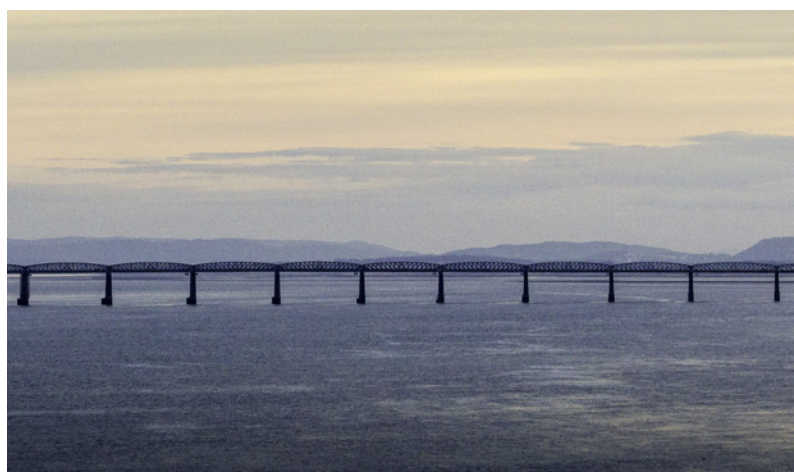
Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the City of Discovery, a vibrant city with a rich history.





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.



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