




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

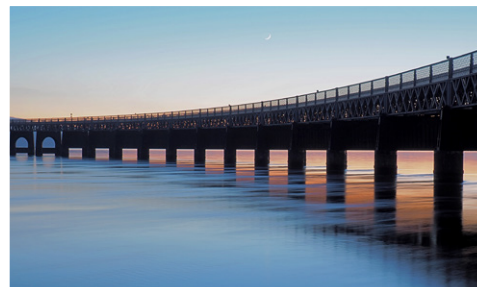
9 Bonnethill Place

DUNDEE, DD1 2AD

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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

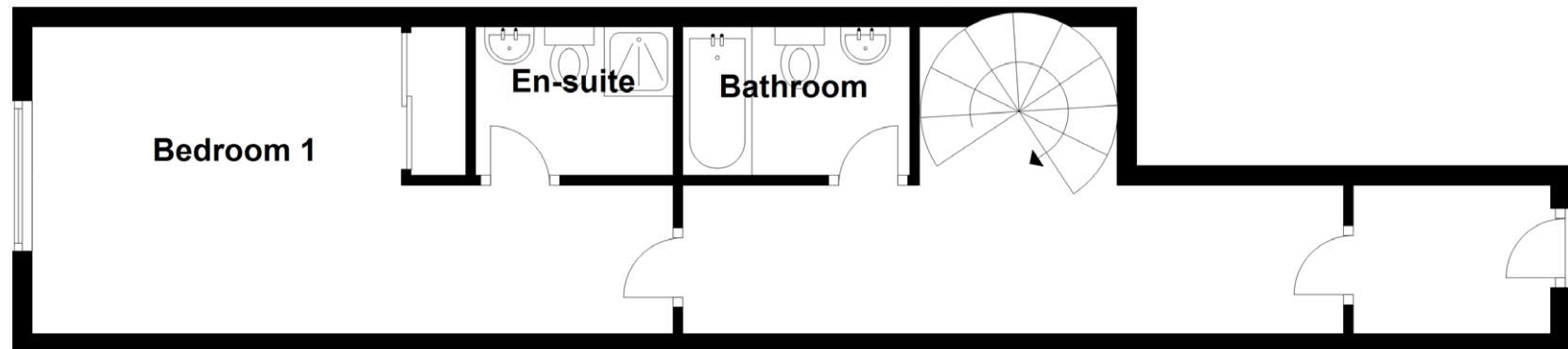
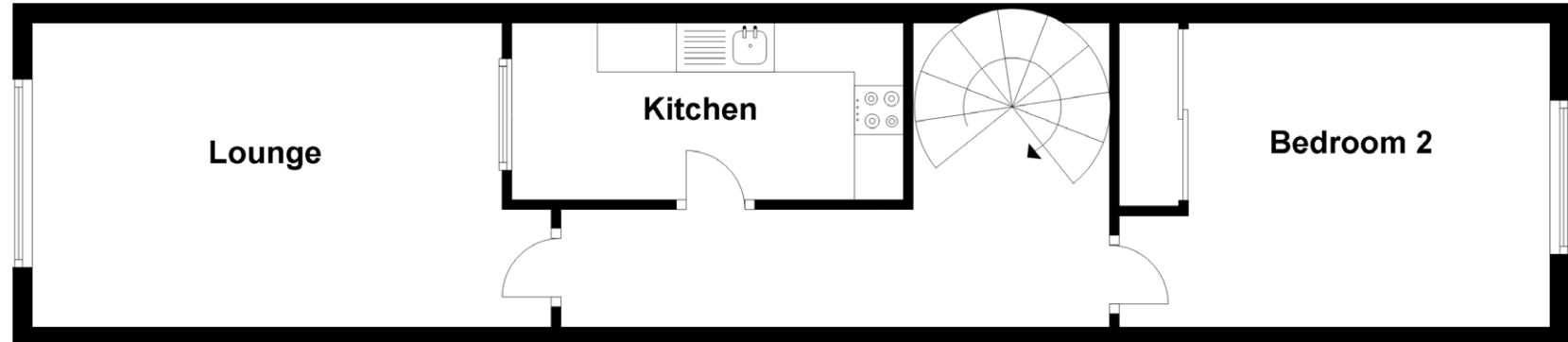


Part exchange is available! McEwan Fraser Legal is delighted to bring to the market this two-bedroom, main door, apartment that forms part of a stylish period conversion of a former mill dating from the late 19th century. The property is located in close proximity to the city centre and is within walking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available.

With a wonderful gothic façade to the front and ample parking to the rear, the property will appeal to a number of buyers including the investment purchaser. Designed over two floors, this home has a ground floor own door entry. The ground floor holds the principle bedroom and en-suite shower room with a large walk-in shower tray, the family bathroom and a spacious hall and vestibule. A spiral staircase climbs to the main living area and bedroom two. The spacious lounge offers room for a dining table or desk. Each of the two bedrooms benefits from built-in storage. The dining kitchen is fitted with a range of floor and wall units and offers space for a small breakfast bar.

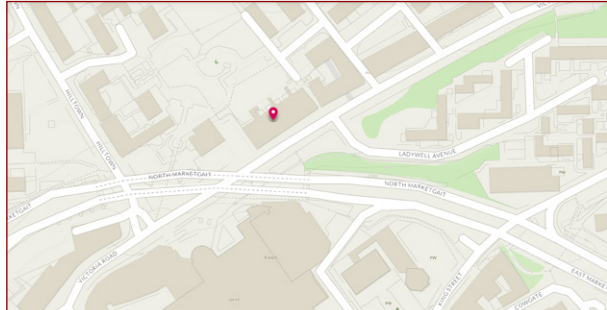
The views towards the bridges and the River Tay can be seen over the cityscape. Ample parking and all amenities are nearby.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.10m (10'2")	Bathroom	2.30m (7'7") x 1.60m (5'3")
Kitchen	4.00m (13'1") x 1.80m (5'11")	Gross internal floor area (m ²): 88m ² EPC Rating: C	
Bedroom 1	4.40m (14'5") x 3.10m (10'2")		
En-suite	2.10m (6'11") x 1.60m (5'3")		
Bedroom 2	4.40m (14'5") x 3.10m (10'2")		





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Corporate Account Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer