

G/L, 6 Smith Street

DUNDEE, DD3 8AZ



IMMACULATE ONE BEDROOM FLAT
CLOSE TO ALL AMENITIES



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McEwan Fraser is delighted to offer to the market this ground-floor flat forming part of a 4-storey end terraced block that is well maintained with nice gardens and shared drying greens to the rear. Set within a popular area near to all local amenities and shops, and with a mainline bus service. The common stairwell and landings have been well maintained by the residents. Accommodation comprises lounge, bedroom, kitchen and bathroom. The lounge is carpeted and is flooded with light from the large window to the front of the property. The kitchen is galley style with a free-standing cooker and is plumbed for a washing machine. The bathroom offers a three-piece grey suite including a bath with shower over bath. This flat is well presented and sure to please.

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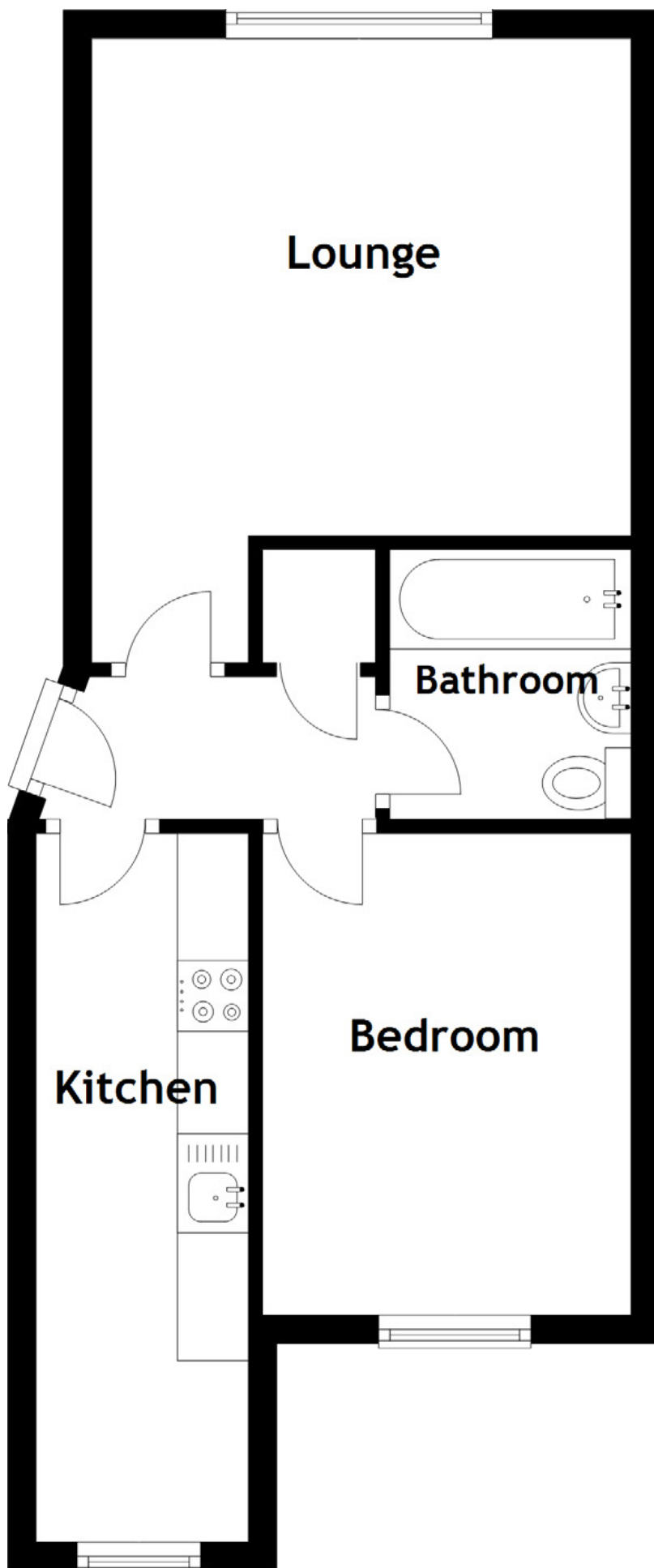




The Bedroom







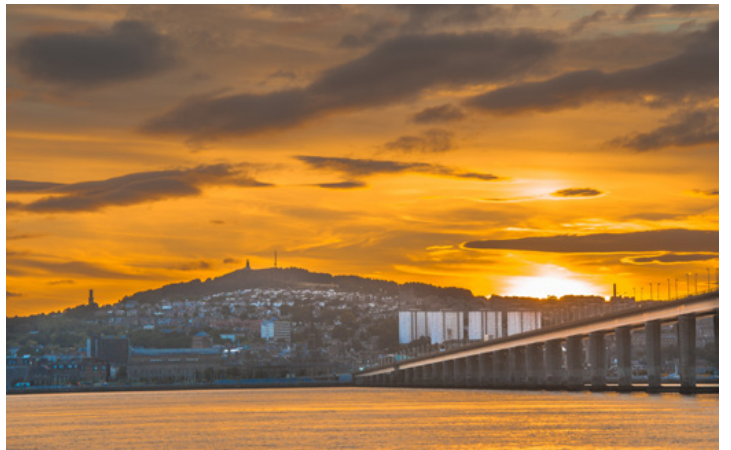
Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	5.00m (16'5") x 1.50m (4'11")
Bedroom	3.40m (11'2") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 37m²

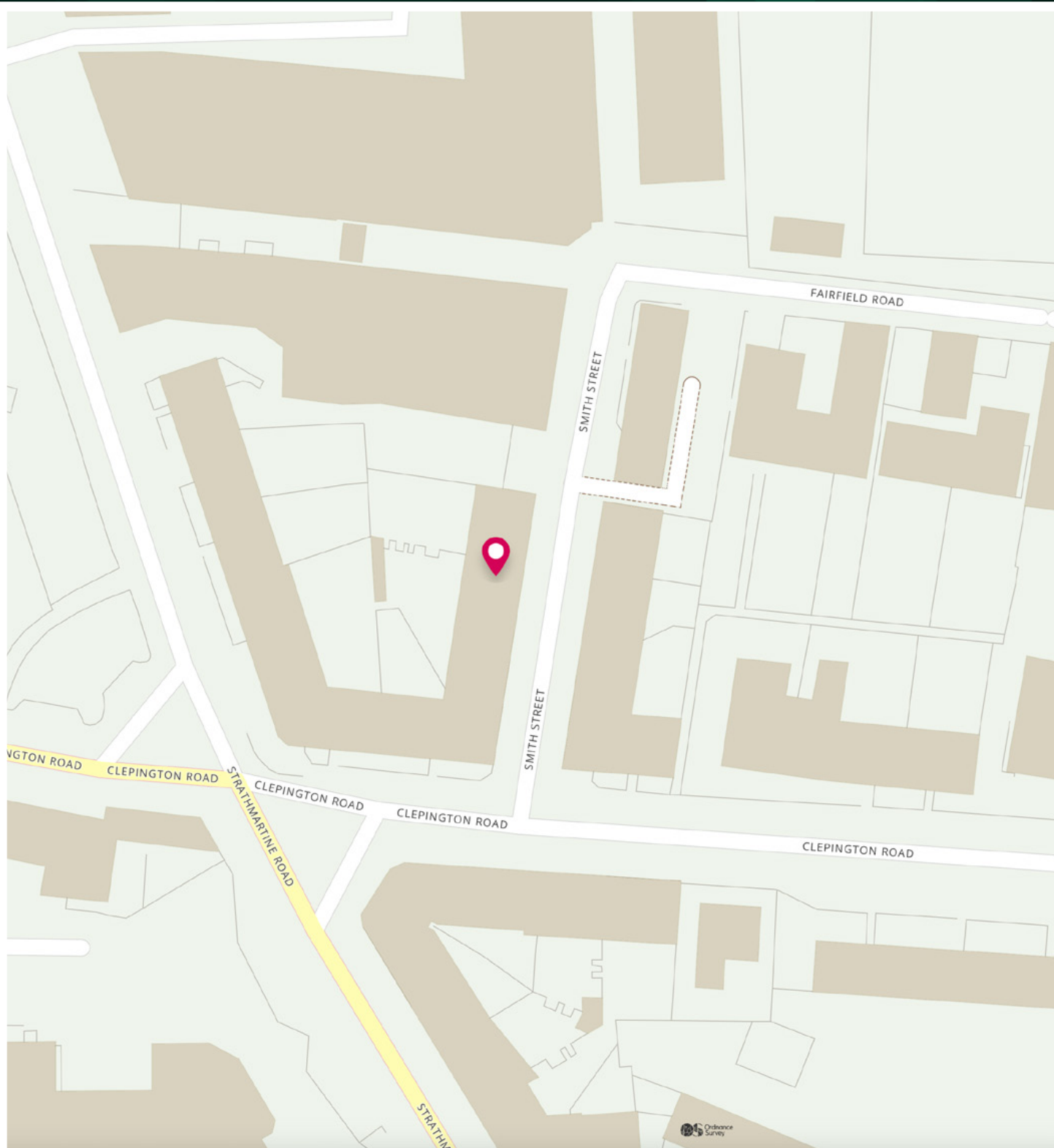
EPC Rating: D





Excellent local amenities and facilities can be found within close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach. A wide range of local shops and amenities close by. The area is serviced by an excellent bus route with easy access to all parts of the City. 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 Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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