

1 Kinnaird Street

DUNDEE, DD3 6NX



Stylish and modern two-bedroom, ground-floor flat. Beautifully presented and maintained, this home is in true walk-in condition.



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McEwan Fraser Legal is delighted to offer part exchange. Looking for a spacious ground floor flat? Look no further. Located within a contemporary block, this ground-floor flat offers a delightful blend of style and functionality.

THE LOUNGE



The spacious living area provides a welcoming and open atmosphere. Step through the patio doors onto the garden. Please note that there are steps leading down to both the front door and the garden, offering convenient access to the outdoors while ensuring your privacy. With ample storage space and a well-equipped kitchen, this flat is perfect for those seeking both comfort and convenience.

THE KITCHEN





It features two bedrooms, and a stylish bathroom, and is bathed in natural light throughout. The bathroom offers both a bathtub and a shower over the bath with a protective glazed screen.

THE BATHROOM



BEDROOM 1



BEDROOM 2

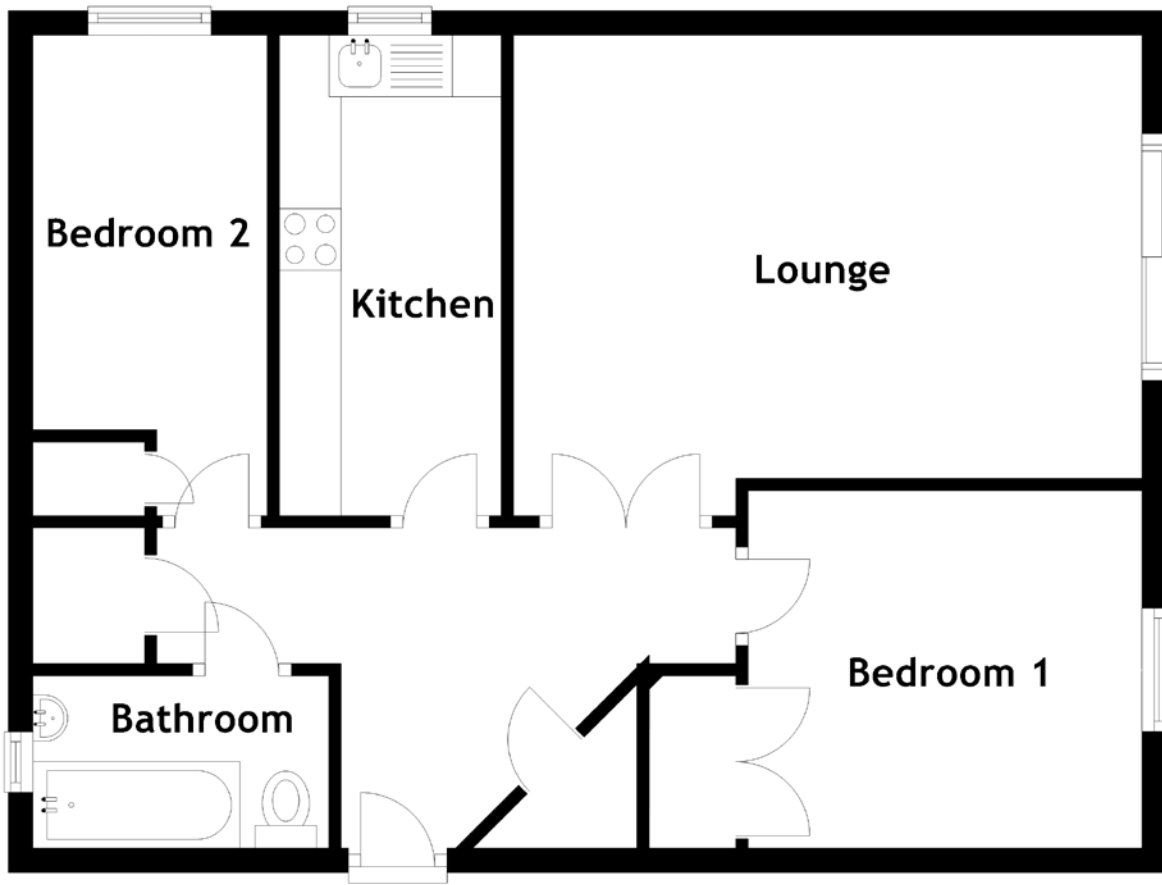


It's in walk-in condition, so you can move in hassle-free. Located in a central area of the city, you'll find easy access to all amenities. There are plenty of private parking spaces for these flats. Don't miss out on this fantastic opportunity to make this modern flat your new home.

REAR



FLOOR PLAN, DIMENSIONS & MAP

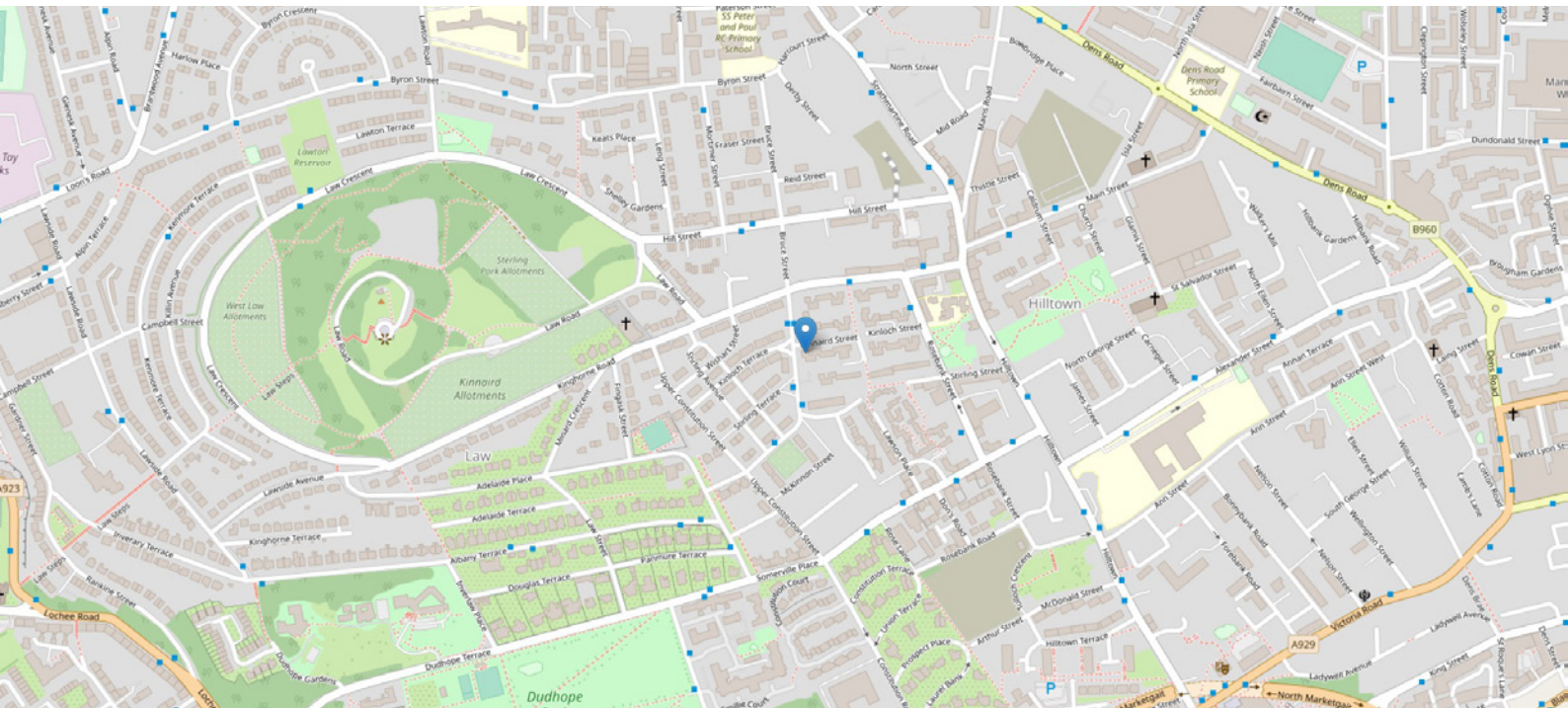


Approximate Dimensions (Taken from the widest point)

Lounge 5.10m (16'9") x 3.90m (12'10")
 Kitchen 3.90m (12'10") x 1.80m (5'11")
 Bedroom 1 3.20m (10'6") x 2.90m (9'6")

Bedroom 2 3.90m (12'10") x 1.90m (6'3")
 Bathroom 2.40m (7'11") x 1.40m (4'7")

Gross internal floor area (m²): 56m²
 EPC Rating: C



THE LOCATION

Nestled on the eastern coast of Scotland, Dundee is a vibrant city that effortlessly blends the best of urban living with a picturesque coastal setting. Known for its rich history, thriving cultural scene, and stunning waterfront, Dundee has become a sought-after destination for residents and visitors alike. Dundee's nickname, the "City of Discovery," pays homage to the iconic RRS Discovery, a ship that sailed to Antarctica in 1901 and now serves as a captivating museum. This spirit of exploration and innovation continues to define the city, with a strong focus on education, technology, and the creative arts.





One of Dundee's most striking features is its waterfront. The Dundee Waterfront regeneration project has transformed the city's shoreline into a hub of activity. Here, you can visit the acclaimed V&A Dundee museum, enjoy a leisurely stroll along the quayside, or savour a meal with a view at one of the waterfront restaurants. Dundee boasts a thriving cultural scene, with numerous galleries, theatres, and performance spaces. The Dundee Contemporary Arts (DCA) is a cultural hub that offers art exhibitions, cinema screenings, and a stylish café-bar. The Repertory Theatre, known as The Rep, hosts a diverse array of plays and performances.

Home to two world-class universities, the University of Dundee and Abertay University, the city has a strong academic presence. Students from around the world come to Dundee to pursue their studies, contributing to the city's international and diverse atmosphere. For shopping enthusiasts, Dundee offers a mix of high-street brands and independent boutiques. The Overgate Shopping Centre is a popular destination, and the city centre is dotted with a wide range of shops, cafes, and eateries. Dundee's food scene is a testament to its cosmopolitan nature. Whether you're craving international cuisine or local Scottish dishes, the city's restaurants, cafes, and bistros have something to satisfy every palate.

Dundee's natural surroundings offer a myriad of outdoor activities. From the lush greenery of Camperdown Country Park to the scenic beauty of the Angus Glens, there's no shortage of opportunities for hiking, cycling, and exploring the great outdoors. Beyond the city, the Angus coastline offers pristine beaches, historic fishing villages, and dramatic cliffs. It's the perfect escape for those seeking a tranquil retreat or an adventure along the North Sea.

With excellent transport links, including a railway station and easy access to major road networks, Dundee is well-connected to other major Scottish cities like Edinburgh and Aberdeen. The nearby Dundee Airport provides convenient air travel options.



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