



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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DUNDEE, DD1 3AF



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 needs.

Castle Street is right in the heart of the City, where one can walk to shops and cafes and bars. Nearby is the City Quay within walking distance of boutique spa hotels, shops, restaurants and the City Centre. Drive or walk past the unicorn to one side of you and the Tay Bridge to the other! Water lapping against the Quay and the City on the doorstep! Ideal location.





McEwan Fraser Legal is delighted to bring you an excellent opportunity to acquire a two-bedroom, top-floor, apartment in the Centre of Dundee. Crafted from a converted church, this home retains many original features including the arched windows that have been made even more desirable by the addition of shutter blinds.

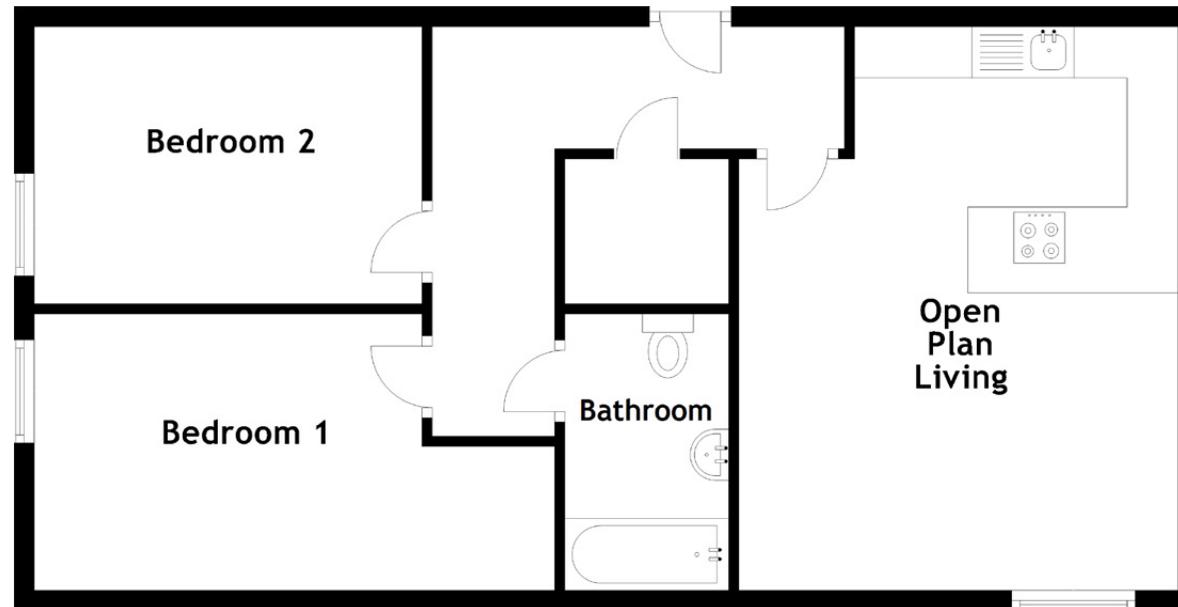
Once inside not only do you have the convenience of the location, but also all the comfort of a modern apartment. The door opens to the hall. The lounge is elegant and well proportioned with an open plan kitchen with a light well bringing in floods of natural light, and an arched window adds a focal point whilst the flooring is modern and neutral. The kitchen is open-plan to the lounge with sleek fitted units and integrated appliances. Then there are two bedrooms and a bathroom. As an added bonus, additional storage is found in the hall.

Externally, there are car parks nearby and resident permits are available upon request. All city centre transport links are in close proximity. A secure entry system opens to an immaculate communal stairway.

Overall, this home is ideally located for the City, for working from home, for studying, for entertaining, for views...the list is long...this one must be on your viewing list.



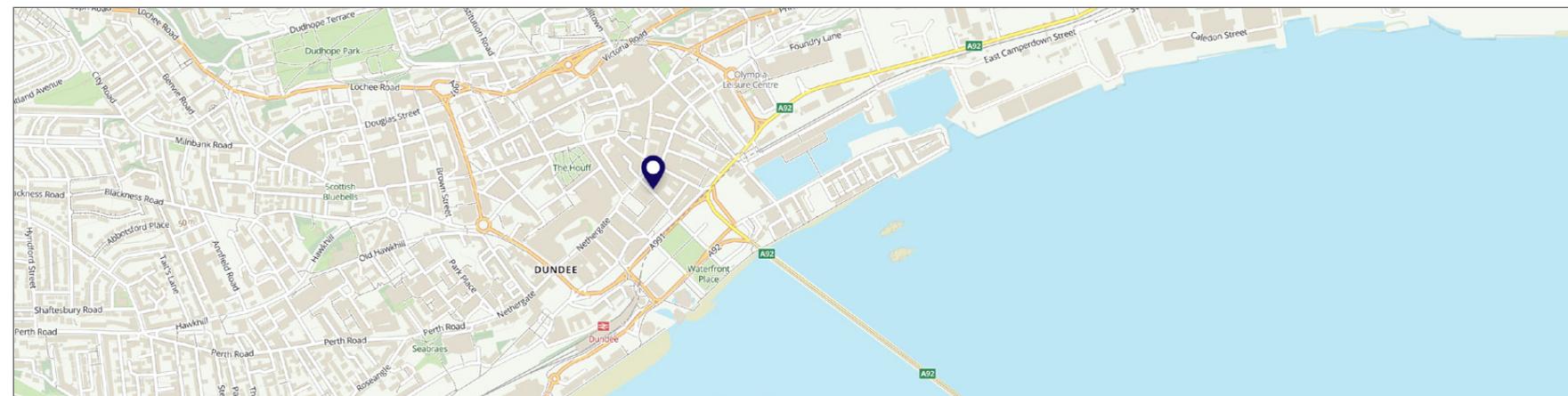
bedrooms & bathroom



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.50m (18'1") x 4.30m (14'1")
Bedroom 1	5.10m (16'9") x 2.70m (8'10")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
EPC Rating: C





  
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