




McEwan Fraser Legal

Solicitors & Estate Agents

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47 (G/L) Dens Road

DUNDEE, ANGUS, DD3 7JD

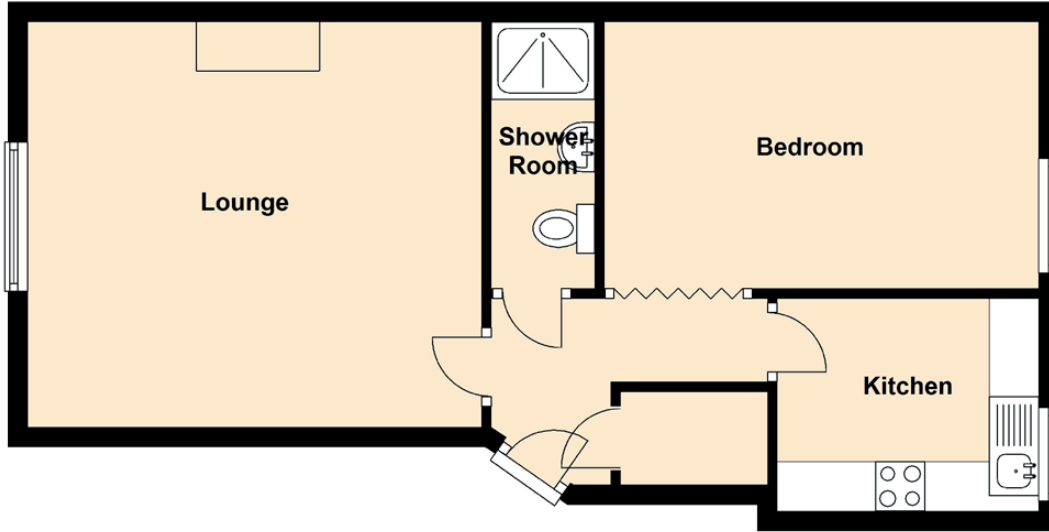
47 DENS ROAD

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.

We have available this single bedroom ground floor spacious flat situated within this tenement block, ideal for the Dundee FC football fan. Walk in to the entrance hall with doors to all rooms with additional storage cupboard. The living room enjoys a front aspect with decorative fireplace, wood flooring and double glazed windows. The kitchen comprises of a range of cupboards with space for upright fridge freezer, built-in hob with extractor hood and space and plumbing for washing machine. The master bedroom has ample fitted furniture including wardrobe units and bedside lower draws finished off with laminated flooring. The shower room has a walk-in electric shower, low level WC and wash hand basin. The communal garden to the rear enjoys a lawned area enclosed by brick walls. On-street parking is available to the front.



"...single bedroom ground floor spacious flat..."

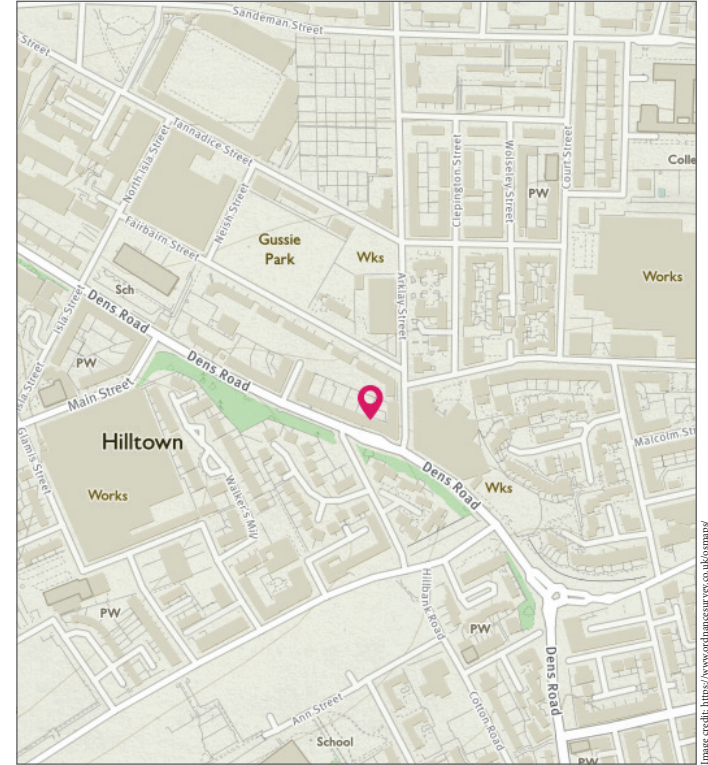


Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²) - 51m²
EPC Rating - G

Lounge	4.60m (15'1") x 4.10m (13'5")
Kitchen	2.65m (8'8") x 2.15m (7'1")
Bedroom	4.40m (14'5") x 2.70m (8'10")
Shower Room	2.70m (8'10") x 1.05m (3'5")

Extras
(Included in the sale)
Floor coverings, blinds and hob.



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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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