




McEwan Fraser Legal

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2L 31, Pentland Crescent

DUNDEE, DD2 2BT



DUNDEE

The City of Discovery commonly known as Dundee has been enjoying a lot of redevelopment and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront.

This includes the V&A Museum of Design Dundee which is due to open in 2018, and Ninewells, a highly rated hospital with some of the world's leading researchers and facilities. This coupled with two world-class universities, some very good schools and a leading further education college. We have recently agreed to sponsor the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.



2L 31, PENTLAND CRESCENT

We are delighted to offer this top floor two double bedroom flat situated in a mostly owned private tenement block. Access the flat through the main door and the flat is located on the top floor. Walk into the entrance hall with various storage cupboards and access to all rooms.

The lounge is located to the end of the corridor with double glazed windows offering views of the Tay and electric heating which is found throughout the property. The modern kitchen is accessed next to the living room and comprises of a range of eye and base level units with stainless steel sink unit with tap and drainer. Space for a free standing oven, space for washing machine and upright fridge/freezer with tiled splash back to one side and front aspect views with a large storage cupboard. Both bedrooms are doubles in size and would suit various furniture layouts with rear views over the woodland and communal garden grounds. The family bathroom is a white three-piece suite with shower over bath. Outside you have communal garden grounds with bin storage facility and parking is available to the front on the street outside the building.





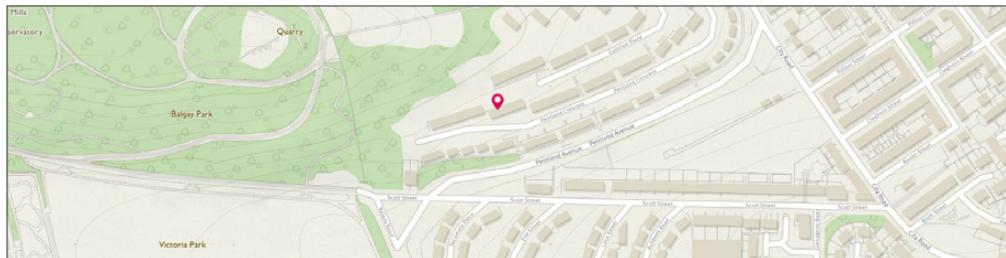
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 2.10m (6'11")
Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 67m²

EPC Rating: D

Extras (Included in the sale): Light fittings, flooring and blinds.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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