



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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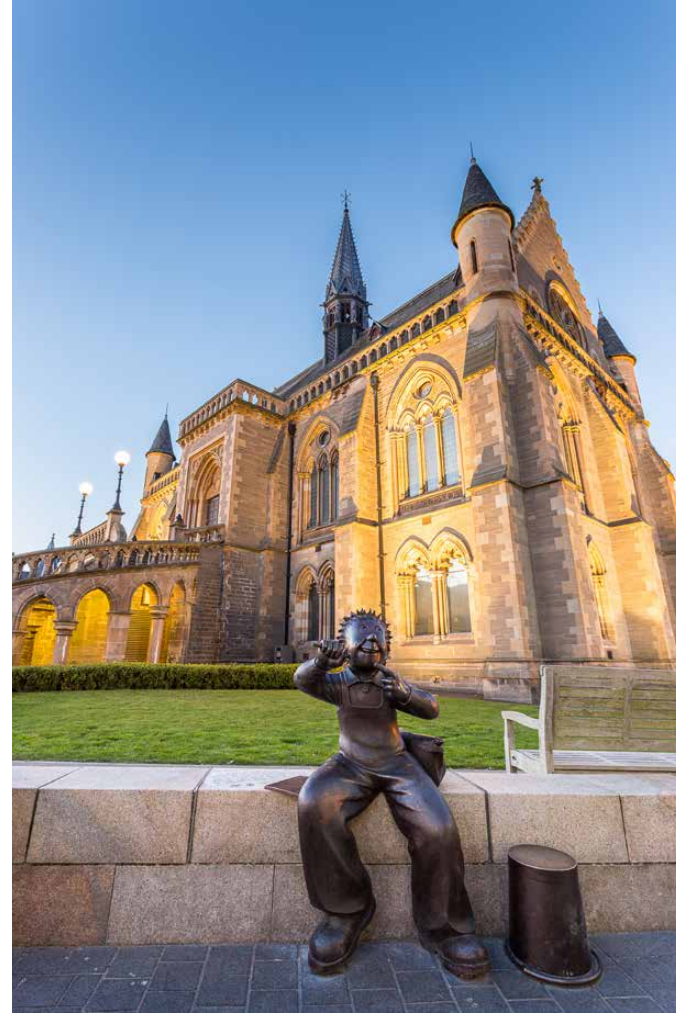
DUNDEE, ANGUS, DD1 4JE

## THE LOCATION

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 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 AGAIN TO SPONSOR DUNDEE FC AND HELP PUT MONEY BACK INTO THE COMMUNITY WHILE IMPROVING OUR NAME AWARENESS THROUGHOUT THE CITY.



## THE PROPERTY

WE'RE DELIGHTED TO OFFER ONTO THE OPEN MARKET THIS 4 BEDROOMS TERRACED HOUSE SITUATED IN THIS POPULAR CUL-DE-SAC WHICH IS IDEAL FOR AN INVESTOR DUE TO ITS PROXIMITY OF THE UNIVERSITY FOR STUDENTS. THE PROPERTY HAS A SMALL FRONT GARDEN WITH DOOR LEADING INTO THE PROPERTY AND A SMALL HARD STANDING REAR GARDEN SPACE FOR SEATING AND DRYING CLOTHES.

YOU WALK INTO THE PROPERTY WHICH COMPLIES WITH ALL HMO REGULATIONS AND CURRENTLY HAS ONE IN PLACE TILL THE 30TH OF SEPTEMBER 2019. THIS CAN'T BE TRANSFERRED OVER BUT A NEW LICENCE NEEDS TO BE APPLIED FOR. WE CAN'T SEE IT BEING AN ISSUE TO RENEW AS ONE WAS GRANTED BEFORE AND THIS ROAD AND AREA TENDS TO HAVE A LOT OF HMO LICENCES IN PLACE, HOWEVER,

YOU WILL NEED TO REAPPLY AGAIN WITH THE COUNCIL.

ON THE GROUND FLOOR, YOU HAVE A LARGE STORAGE CUPBOARD, LIVING ROOM WITH PERIOD FEATURES AND A FRONT ASPECT. THERE IS A TWO-PIECE CLOAKROOM ACCESSED FROM THE HALLWAY WITH STAIRS LEADING TO THE FIRST FLOOR. BEDROOM 4 IS DOWNSTAIRS AND IS A DOUBLE IN SIZE AND ACCESS TO THE LARGE KITCHEN/DINING ROOM. THE KITCHEN HAS AN ABUNDANCE OF CUPBOARD SPACE AND IS SPLIT INTO TWO PARTS. THE FIRST HAS THE OVEN AND SEATING SPACE WITH A SMALL TABLE AND FOUR CHAIRS. THE OTHER PART HAS MORE EYE AND BASE LEVEL CUPBOARDS, UPRIGHT FRIDGE FREEZER, SINK UNIT AND WASHING MACHINE.



UPSTAIRS ARE THREE DOUBLE BEDROOMS AND A FAMILY BATHROOM. THE MASTER BEDROOM RUNS THE FULL WIDTH OF THE PROPERTY AND IS A LARGE GENEROUS SPACE WITH FRONT ASPECT WINDOWS AND COULD BE SPLIT INTO TWO BEDROOMS OR INTO ANOTHER LIVING SPACE.

THE CURRENT OWNER WAS RECEIVING IN ACCESS OF £1400 PER MONTH SO IT MAKES FOR A GOOD INVESTMENT OPPORTUNITY.



## THE DETAILS

APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

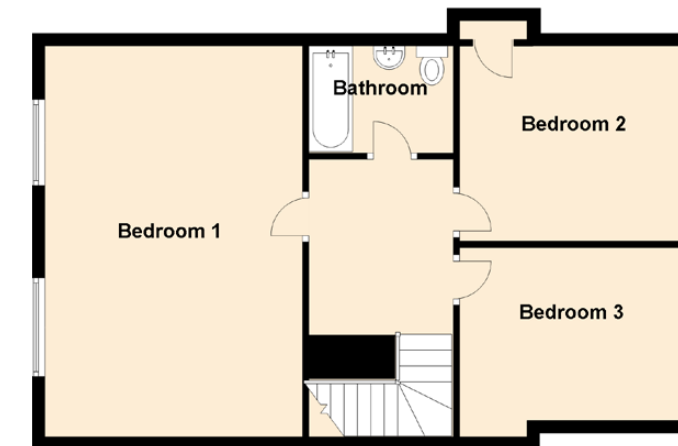
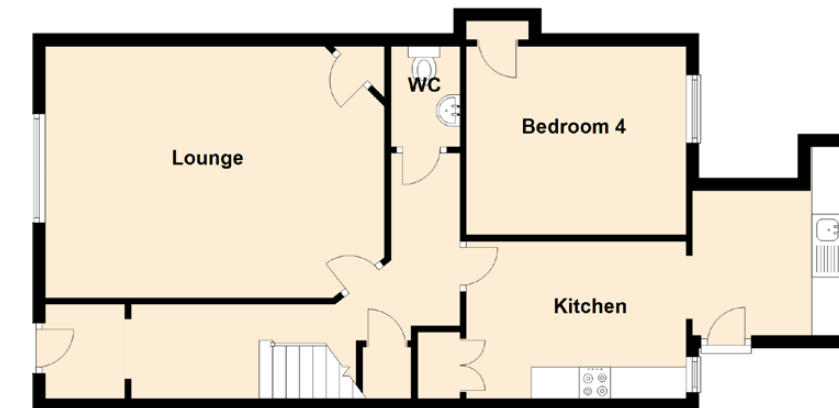
LOUNGE	5.40M (17'9") X 4.00M (13'1")
KITCHEN	5.40M (17'9") X 3.00M (9'10")
BEDROOM 1	6.30M (20'8") X 4.10M (13'5")
BEDROOM 2	3.60M (11'10") X 2.00M (6'7")
BEDROOM 3	3.60M (11'10") X 3.00M (9'10")
BEDROOM 4	3.50M (11'6") X 3.40M (11'2")
BATHROOM	2.30M (7'7") X 1.70M (5'7")
WC	1.60M (5'3") X 1.10M (3'7")

GROSS INTERNAL FLOOR AREA (M<sup>2</sup>): 147M<sup>2</sup> | EPC RATING: E

EXTRAS (INCLUDED IN THE SALE): PROPERTY INCLUDES FLOORING COVERINGS, BLINDS, LIGHT FITTINGS AND FITTED APPLIANCES.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>






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