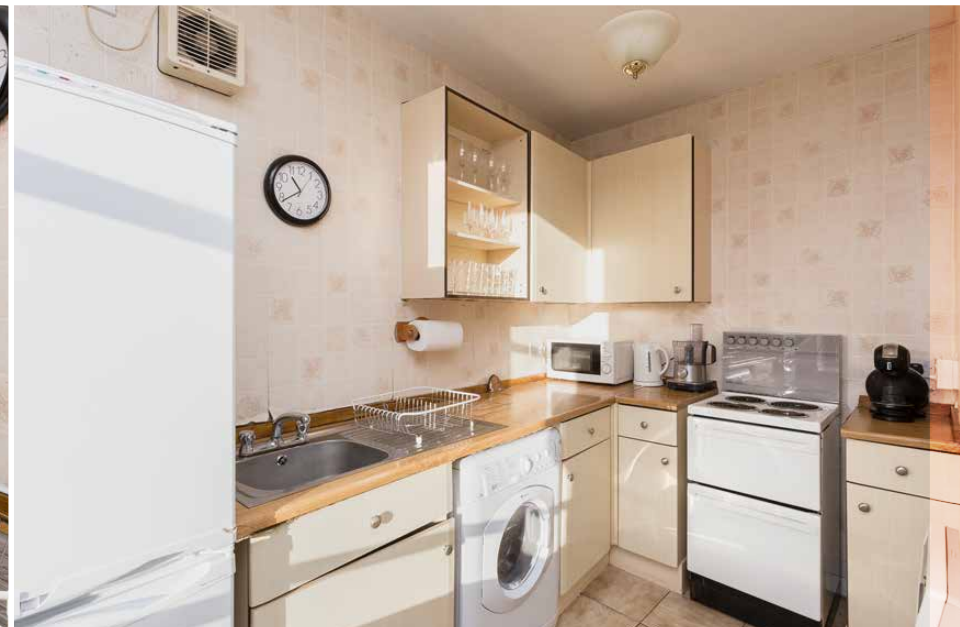



McEwan Fraser Legal
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01382 721 212

2/1 331 Strathmore Avenue

DUNDEE, ANGUS, DD3 6RY



2/1 331 STRATHMORE AVENUE 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 opened on 15th of September, 2018. Ninewells is a highly rated hospital with some of the world's leading researchers

and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.

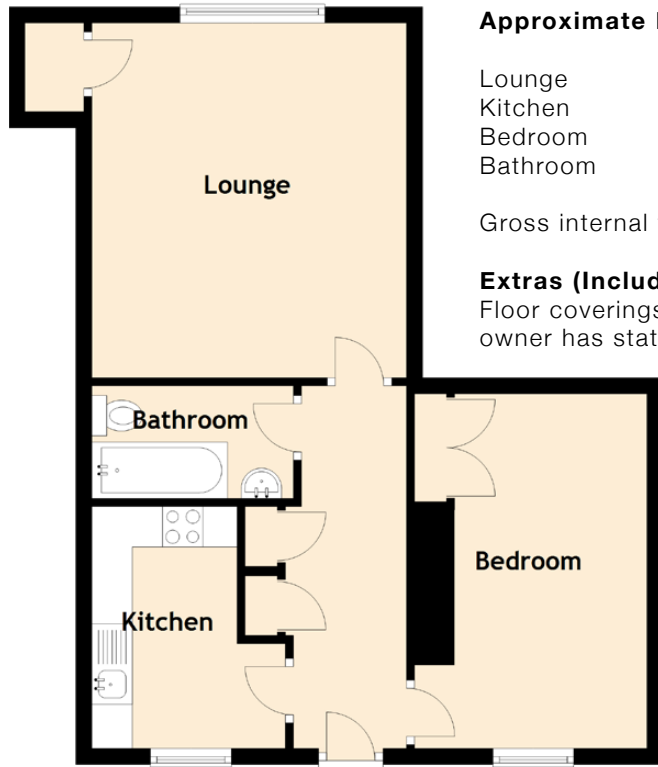
We are delighted to offer onto the open market this second-floor double bedroom flat. The entrance to the block is found on the front and this flat is accessed from the rear up two flights of

stairs. There is a communal garden area with drying green and secure shared cupboard on the stairwell. You walk into the hall of the flat with the kitchen on the left, storage cupboards, bathroom and access to the bedroom and living room.

The living room enjoys a front aspect with laminated wood flooring and

press for storage. The bathroom is a three-piece suite with an electric shower over the bath. The kitchen has a range of eye and base level units with stainless steel sink unit and upright fridge/freezer, washer/dryer machine and free-standing cooker. The master bedroom is a generous size with double wardrobe, laminated wood flooring. There is electric heating throughout.





Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Bedroom	4.40m (14'5") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.40m (4'7")

Gross internal floor area (m²): **48m²** | EPC Rating: **D**

Extras (Included in the sale):

Floor coverings, blinds and light fittings are included. The owner has stated they would leave the appliances.



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Exchange
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