




McEwan Fraser Legal
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39a Abercorn Street

DUNDEE, DD4 7FA



DUNDEE

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The 'City of Discovery' commonly known as Dundee has been enjoying a lot of re-development 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' which is due to open in 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 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.

When you choose to sell your property with McEwan Fraser Legal you will be in very good hands with expert advice, late opening hours, a vast array of websites for maximum online exposure including Rightmove, Zoopla and S1homes along with market leading professional photographs and property brochures.

39A ABERCORN STREET

An excellent opportunity has arisen to acquire this bright and spacious two bedroom ground floor apartment, making for an excellent first-time-buyer or buy-to-let opportunity, while being well located within the “City of Discovery”, Dundee. Viewing of this property is highly recommended.

Internally, given the recent refurbishment of the property, this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with two large storage cupboards, a lounge with bay window and access into the modern, partially splash-backed kitchen/diner which benefits from a range of integrated appliances, including a ceramic 4 hob/oven, extractor hood, fridge/freezer and dishwasher.

The two double bedrooms have double built-in mirrored wardrobes and the three-piece, partially tiled bathroom is partially tiled and has an over-head shower.

This property further benefits from gas central heating, full double glazing, communal garden grounds surrounding the property, with a drying green to the rear as well as more than adequate residents parking to accommodate for residents and visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Living Room | 5.10m (16'9") x 4.90m (16'1") |
| Kitchen | 3.30m (10'10") x 3.00m (9'10") |
| Bathroom | 2.80m (9'2") x 2.10m (6'11") |
| Bedroom 1 | 3.50m (11'6") x 3.30m (10'10") |
| Bedroom 2 | 3.30m (10'10") x 2.70m (8'10") |

Gross internal floor area (m²): 80m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

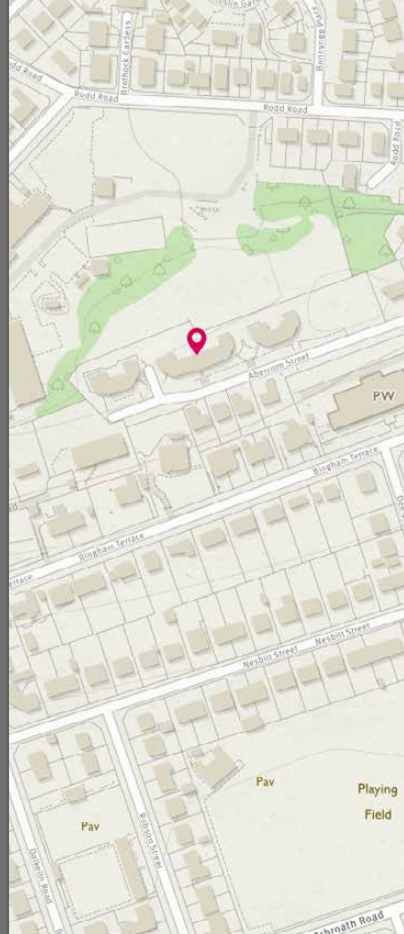
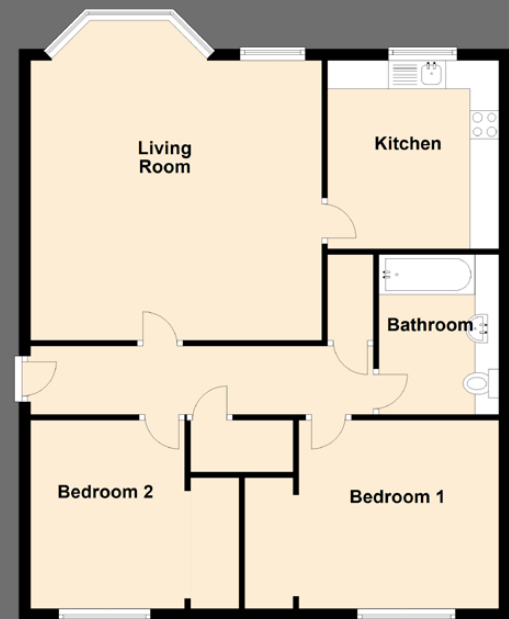
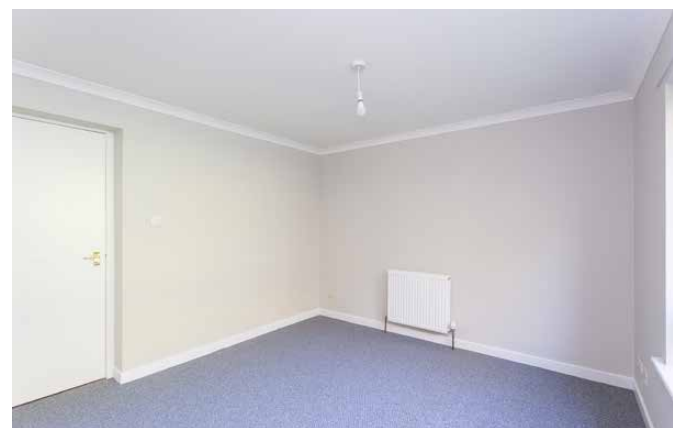


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WELL LOCATED
WITHIN A POPULAR
RESIDENTIAL AREA ”



Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer

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