




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat A, 2 Forebank Terrace

DUNDEE, DD1 2PE

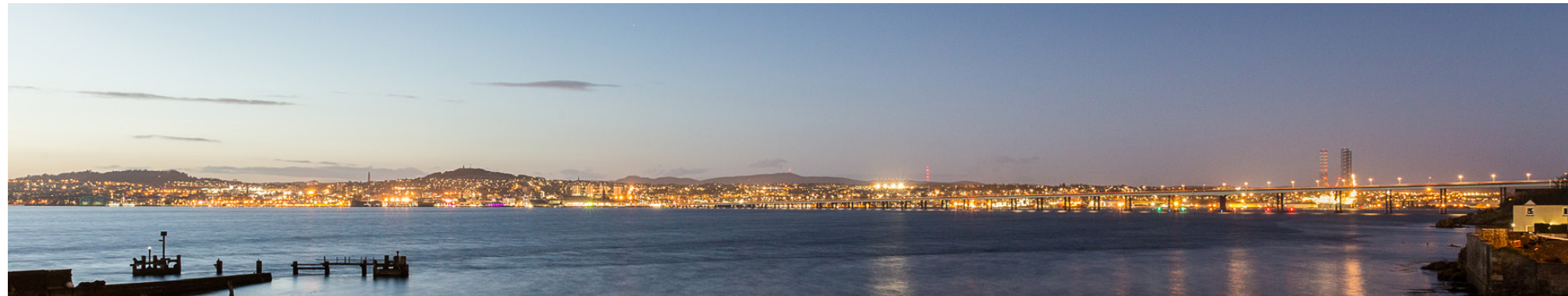
DUNDEE

DD1 2PE

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.



FLAT A, 2 FOREBANK TERRACE

DUNDEE, DD1 2PE

McEwan Fraser Legal is delighted to present this 2 double bedrooms ground floor flat in this impressive building. The property is in good condition with a modern kitchen and white bathroom suite. The ground floor flat has excellent transport links close by and walking distance of amenities, local school and city centre. Inside, the property comprises of:

- Large modern kitchen/breakfast room
- Spacious living/dining area
- 2 bedrooms which include one with fitted wardrobes
- 1 white modern bathrooms with power shower over
- Two Storage cupboard off the hallway with ample space
- Front and rear communal garden
- UPVC windows and gas fired central heating
- High ceilings with character
- Walking distance from the city centre
- Parking close by but not allocated

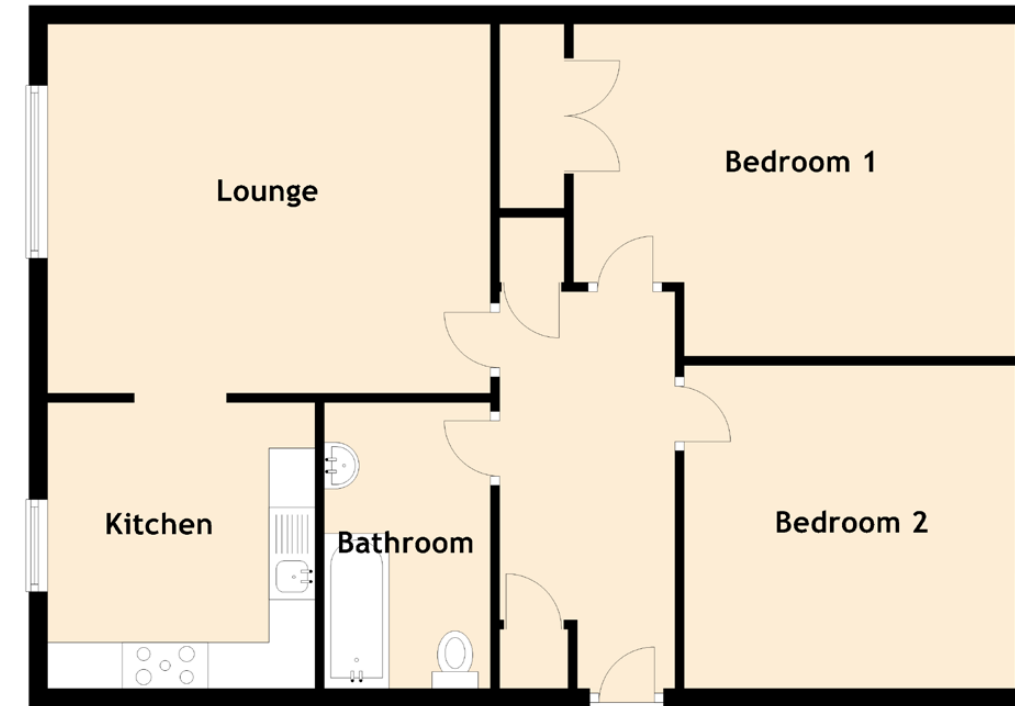
In addition to this, the property enjoys communal gardens to the front and rear. This is a great opportunity to acquire this lovely first-time buyers property or an ideal investment opportunity due to its proximity to the city centre.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	4.80m (15'9") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m²): 75m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings and cooker are included in the sale.

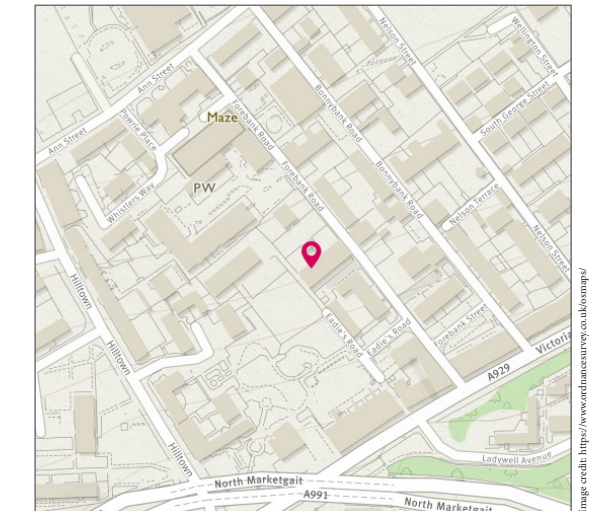


Image credit: <https://www.dummeasures.co.uk/maps/>




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Part
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Text and description
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