

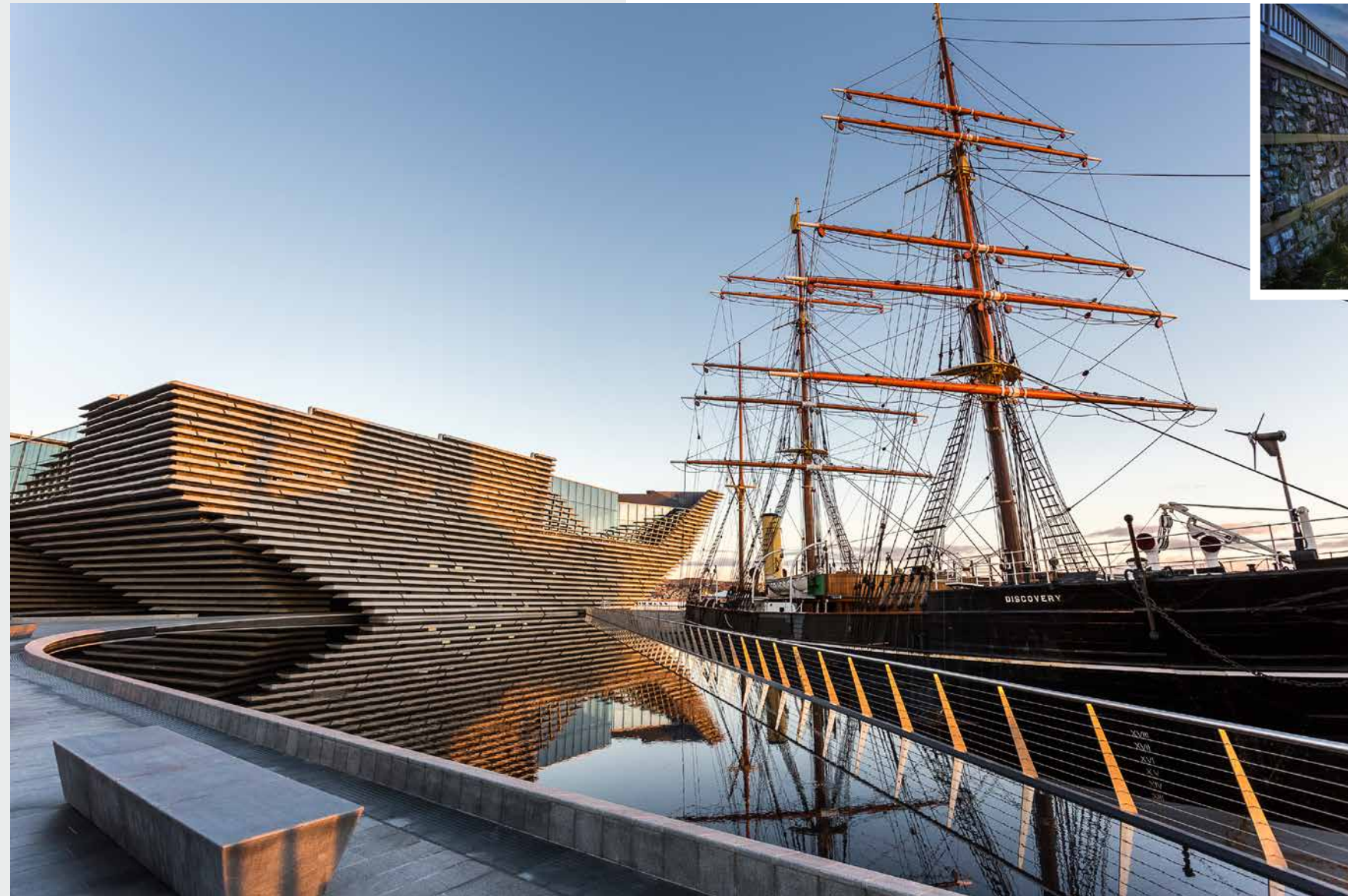


location

DUNDEE

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities. Adequate public transport, shopping, social and educational facilities are available within easy reach. The city offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the city centre.

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. It is home to the biomedical and technological industries and The 'Victoria & Albert Dundee' museum. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

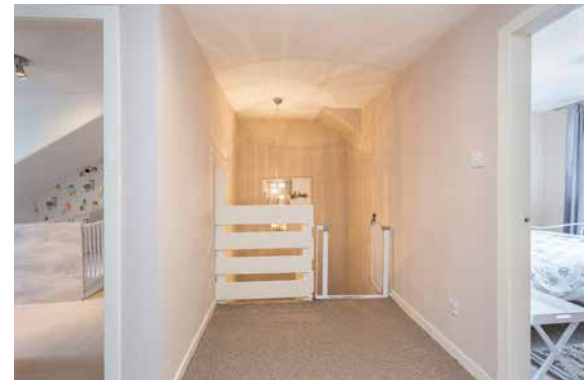


property

3/R, 19 MORGAN STREET

McEwan Fraser Legal is delighted to take to the market this well presented Maisonette on the third and fourth floor. Offering excellent value for money, this traditional property offers spacious accommodation and elegant proportions. The hallway, with large storage cupboard, offers access to the dining kitchen and the lounge. The kitchen/diner is fitted with units at floor and wall level with ample worktop space for food preparation and even space for an easy chair to curl up in with the newspapers, ample room for a table and chairs. The lounge is elegantly proportioned and beautifully presented with laminate flooring and a window to the front of the building. A staircase rises to the upper floor with even more space than on the ground floor. The landing is bright and includes a study area. The bathroom is tiled and offers a four-piece suite with a shower enclosure and a bath. There are three bedrooms and the principal bedroom offers two walk-in wardrobes, one of which has the potential to be converted into an en-suite

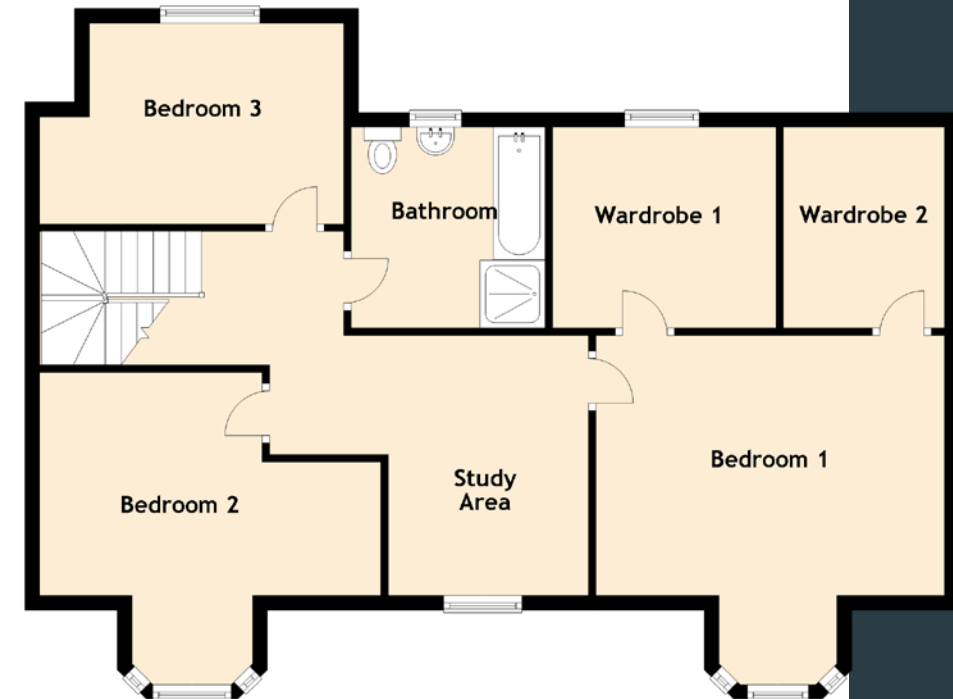
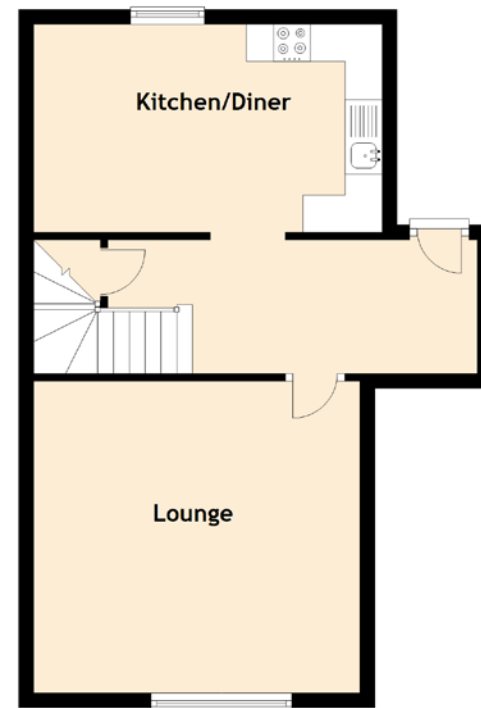
Externally there are communal gardens with on-street parking. Good location for easy access to the city centre. Excellent value for money and in true "walk-in" condition.





details

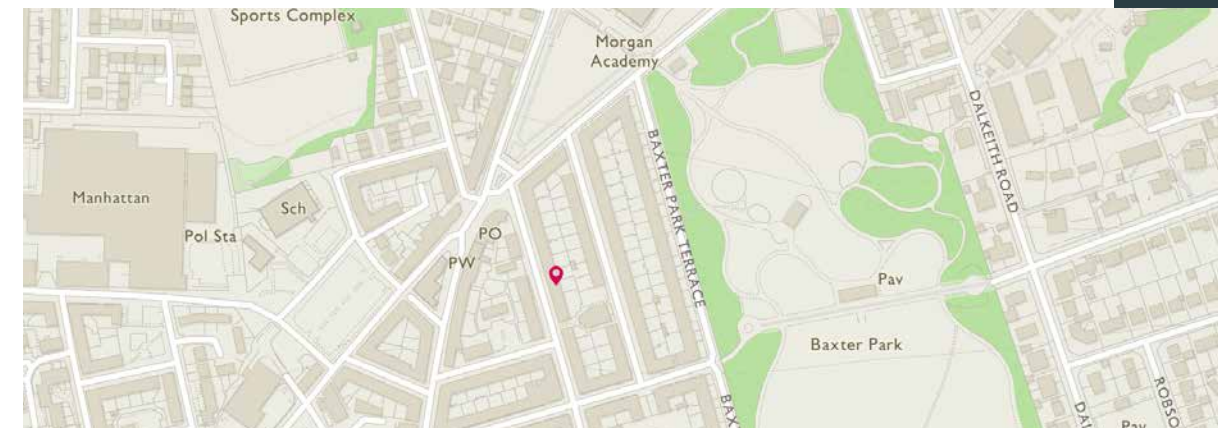
FLOOR PLAN-DIMENSIONS-MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen/Diner	4.70m (15'5") x 2.80m (9'2")
Bedroom 1	4.70m (15'5") x 4.56m (15')
Bedroom 2	4.06m (13'4") x 3.00m (9'10")
Bedroom 3	4.10m (13'5") x 2.70m (8'10")
Study Area	4.90m (16'1") x 4.30m (14'1")
Wardrobe 1	2.80m (9'2") x 2.70m (8'10")
Wardrobe 2	2.70m (8'10") x 2.00m (6'7")
Bathroom	2.50m (8'2") x 2.30m (7'7")

Gross internal floor area (m²): 115m²
EPC Rating: D





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