

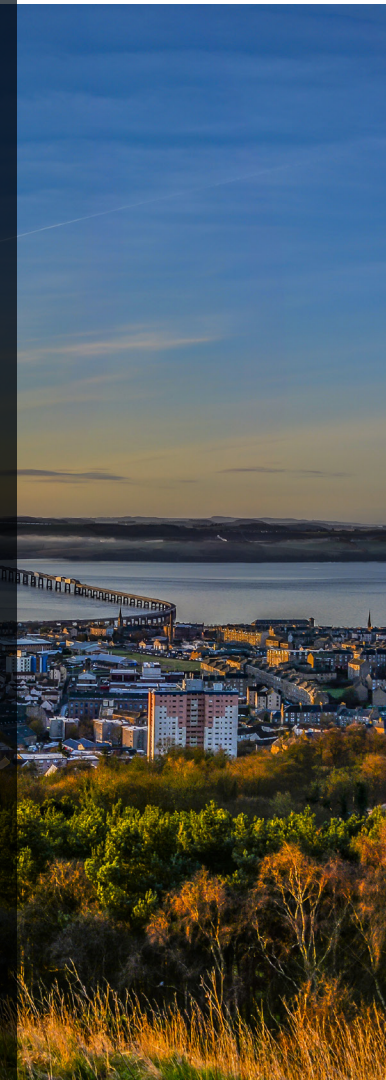




## Dundee ANGUS

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 needs. South Victoria Dock Road is located on the City Quay within walking distance of boutique spa hotels, shops, restaurants and the City Centre. Drive or walk past the HMS Unicorn to one side of you and the Tay to the other. Water lapping against the Quay and the City on your doorstep.



# 8S South Victoria Dock Road

## DUNDEE

McEwan Fraser Legal is delighted to bring you an excellent opportunity to acquire a top-floor two-bedroom apartment in the City Quay area of Dundee. Designed with balconies for the views, the apartments sit like an ocean-going Liner with the edge of the Quay to one side and the Tay on the other. The view from the balcony is over HMS Unicorn and the City beyond.

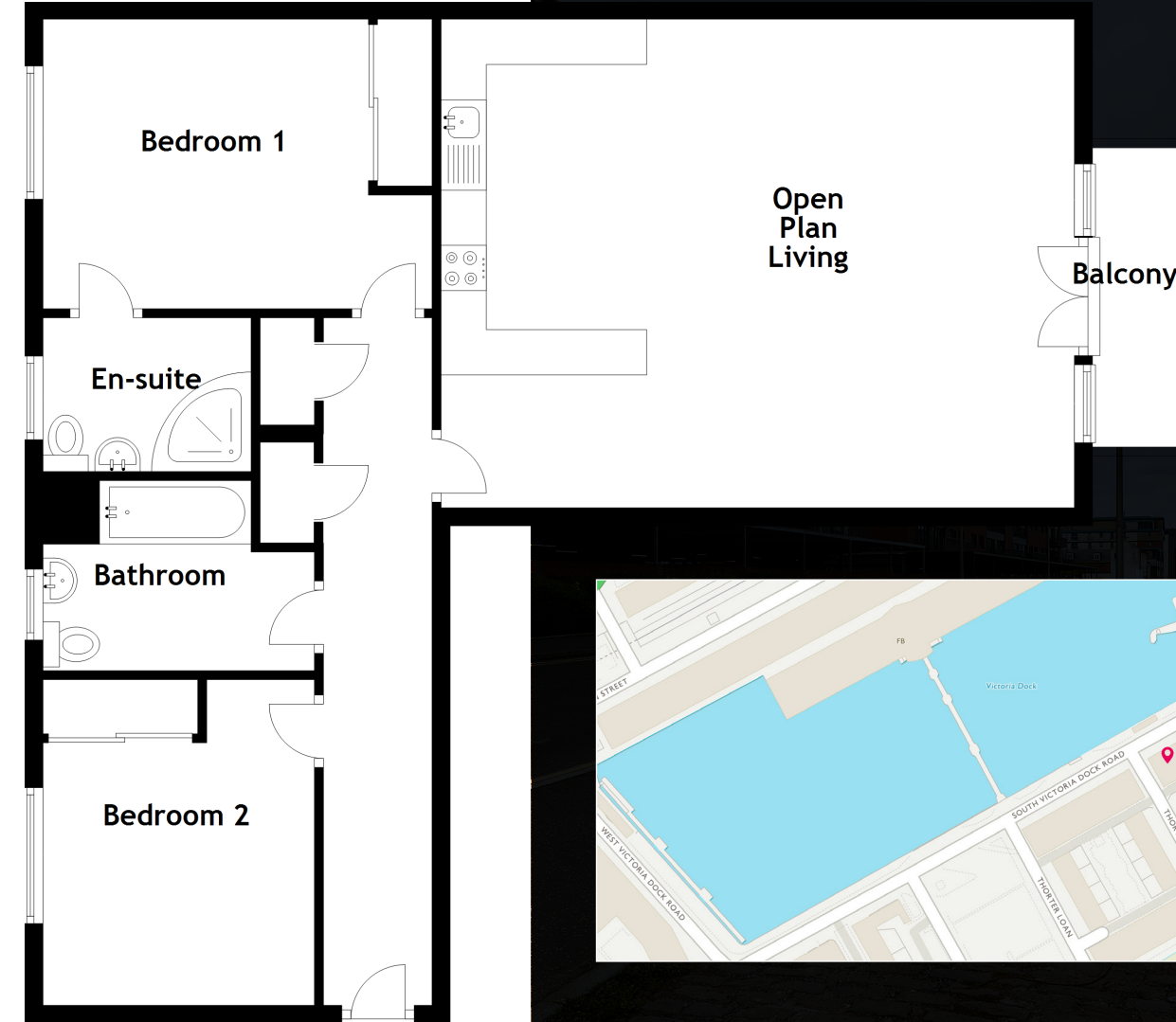
Once inside not only do you have the convenience of the location, but also the comfort of a modern apartment. A lift conveniently takes you to the door. The door opens to the hall from where access is given to all rooms. The lounge is elegant and well proportioned with high ceilings and the large floor to ceiling window adds a focal point whilst the flooring is modern and neutral. A door from the lounge opens to the balcony providing an ideal spot

to sit and take in the views. The kitchen is open-plan to the lounge with sleek fitted units and integrated appliances. Then there are two double bedrooms each with built-in wardrobes with sliding mirror doors. The main bedroom offers an en-suite shower room. The bathroom provides the benefit of a bath with a shower over the bath and protected by a glazed screen. As an added bonus, additional storage is found in the hall.

Externally, there is allocated resident parking with a fob key to open the parking gates.

Overall, this home is ideally located for the City, for working from home, for studying, for entertaining, for views... the list is long...this one must be on your viewing list.

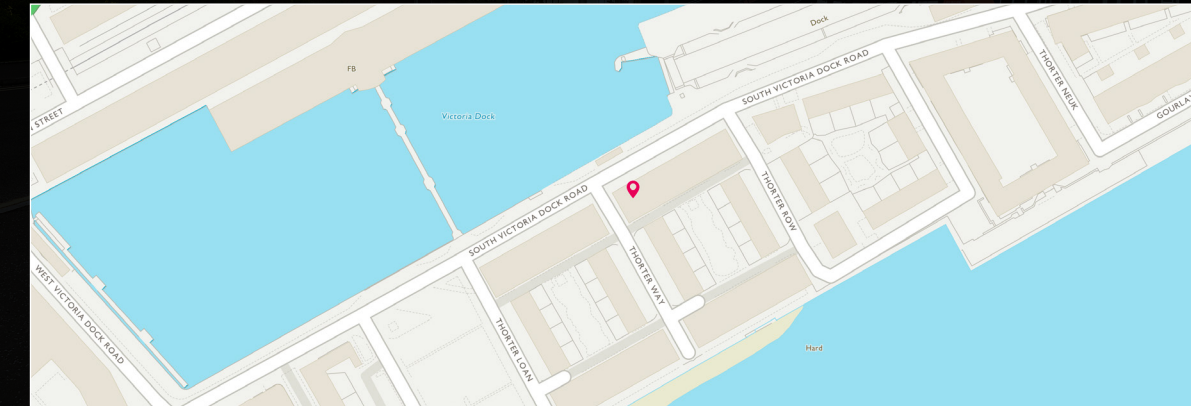




Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.00m (23') x 5.40m (17'9")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.10m (6'11")
En-suite	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: C





# McEwan Fraser Legal

## Solicitors & Estate Agents

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