

5 Bonnethill Place

DUNDEE, DD1 2AD



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Spacious three-bedroom maisonette in a popular residential area close to all amenities and near both Universities



McEwan Fraser Legal is delighted to bring to the market this three-bedroom, ground and lower ground floor maisonette forming part of a detached, converted Mill. The property is located in close proximity to the city centre and is within walking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available.

THE LOUNGE



With approximately 94 sq.m, the property will appeal to a number of buyers including the investment purchaser. The elegantly proportioned lounge offers room for a dining table or desk. The kitchen is fitted with a range of floor and wall units.

THE KITCHEN



THE BATHROOM



The bathroom includes a shower over the bath with a glazed door. The vanity area offers additional storage. There are two bedrooms on this level. A spiral staircase leads to the lower level with bedroom number three. All three bedrooms offer built-in wardrobes.



BEDROOM 1



BEDROOM 2

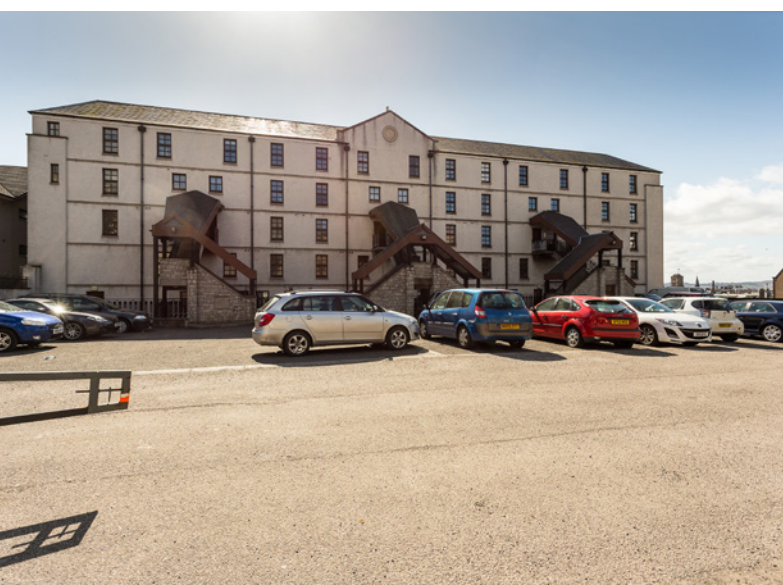


BEDROOM 3

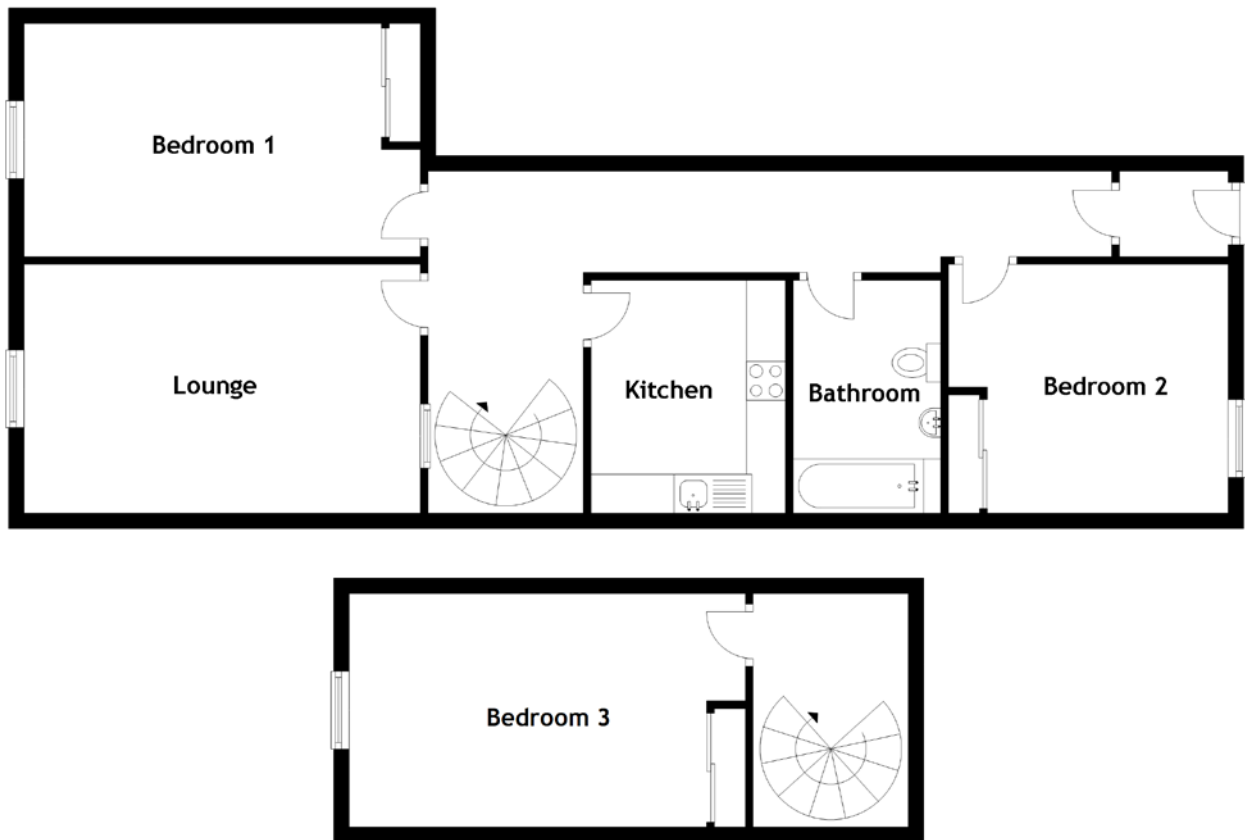


Access to the property is via an external, covered, staircase and there is ample parking to the rear of the building that dates to the early 1900's and was converted circa 1997. Ready to move right into, this home is not in a chain.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



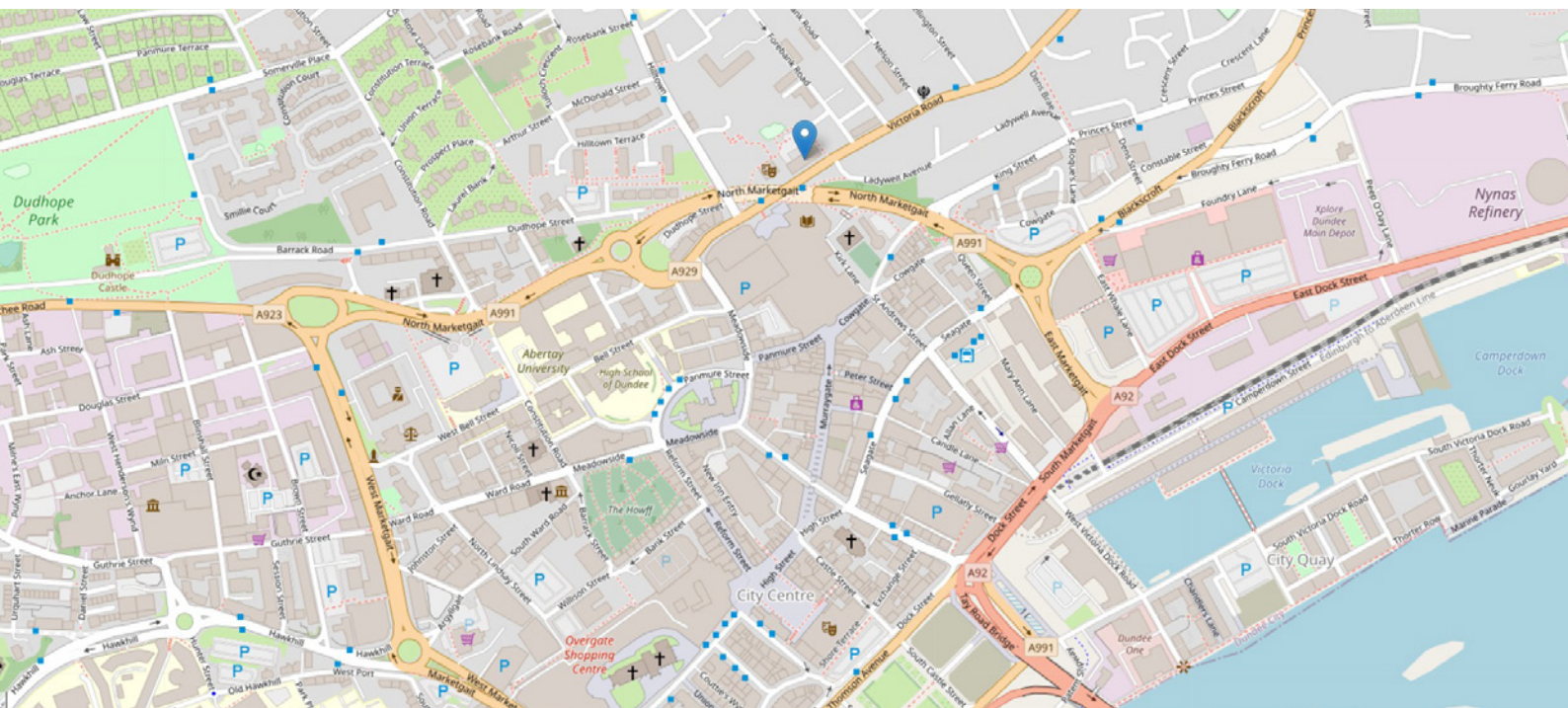
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	5.10m (16'9") x 3.00m (9'10")

Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	5.00m (16'5") x 3.00m (9'10")

Gross internal floor area (m²): 94m²
EPC Rating: D

Buyer's Premium Value: £3600.00



THE LOCATION

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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.



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