

104 Glenmarkie Terrace

DUNDEE, DD3 8EU



*Beautifully maintained and freshly decorated,
this home is ready to move into*



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Excellent investment opportunity, or for those looking to downsize! McEwan Fraser is delighted to offer to the market this main door, ground floor, cottage flat that is well maintained with nice gardens to the back and shared drying green. Set within a popular area near to all local amenities including local schools and shops with a mainline bus service.

THE LOUNGE



Accommodation comprises lounge, two bedrooms, kitchen and shower room, all on the ground floor. The lounge is carpeted and is flooded with light from the large window to the front of the property.

THE KITCHEN



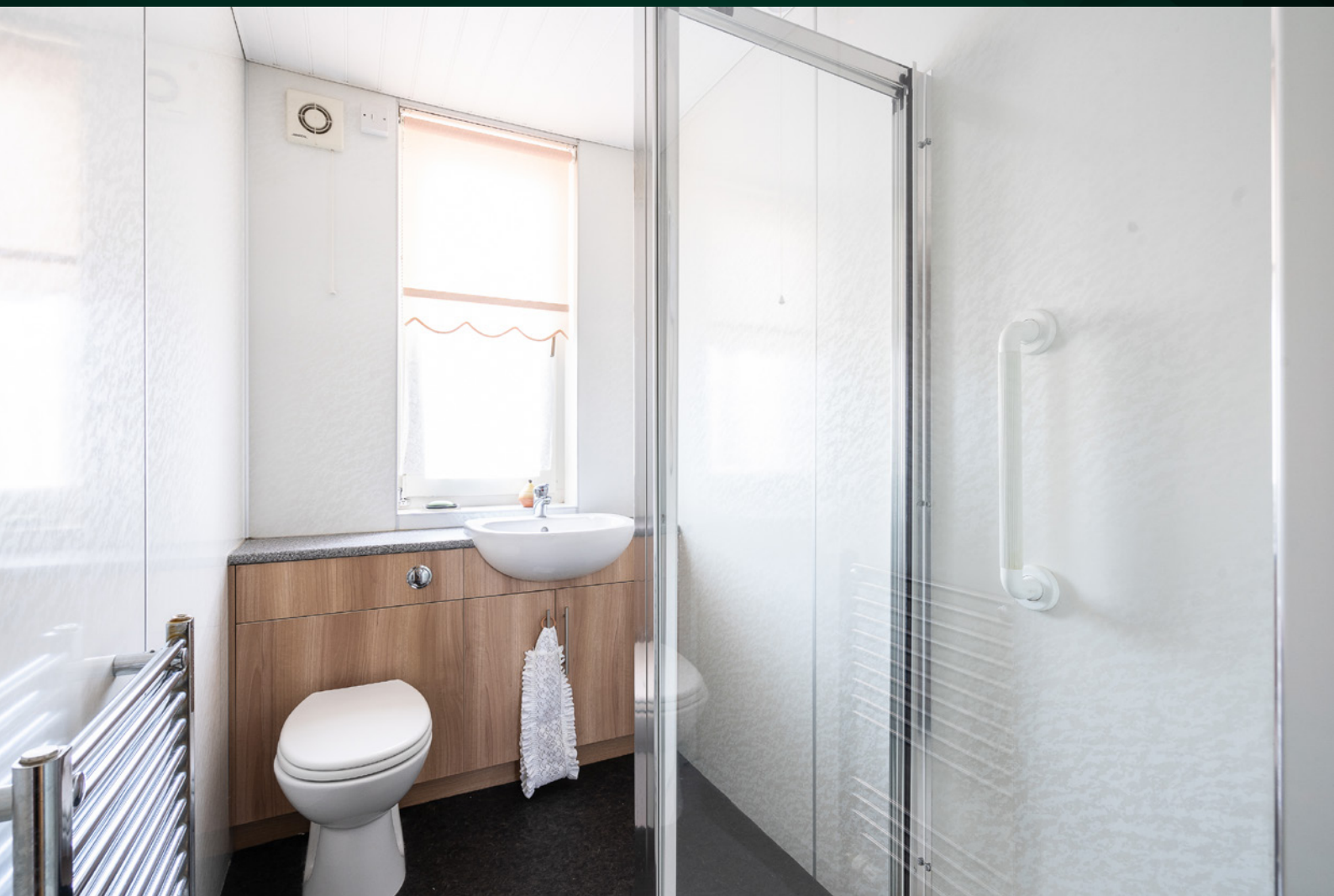
The kitchen is galley style with a hob and built under oven and is plumbed for a washing machine.





The shower room offers a three-piece white suite including shower cubicle. Two double bedrooms complete the accommodation. This flat is presented in immaculate condition and sure to please.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Externally there is a private, well-tended garden to the front and rear and communal drying green.
The block is well maintained and ample on-street parking is available.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

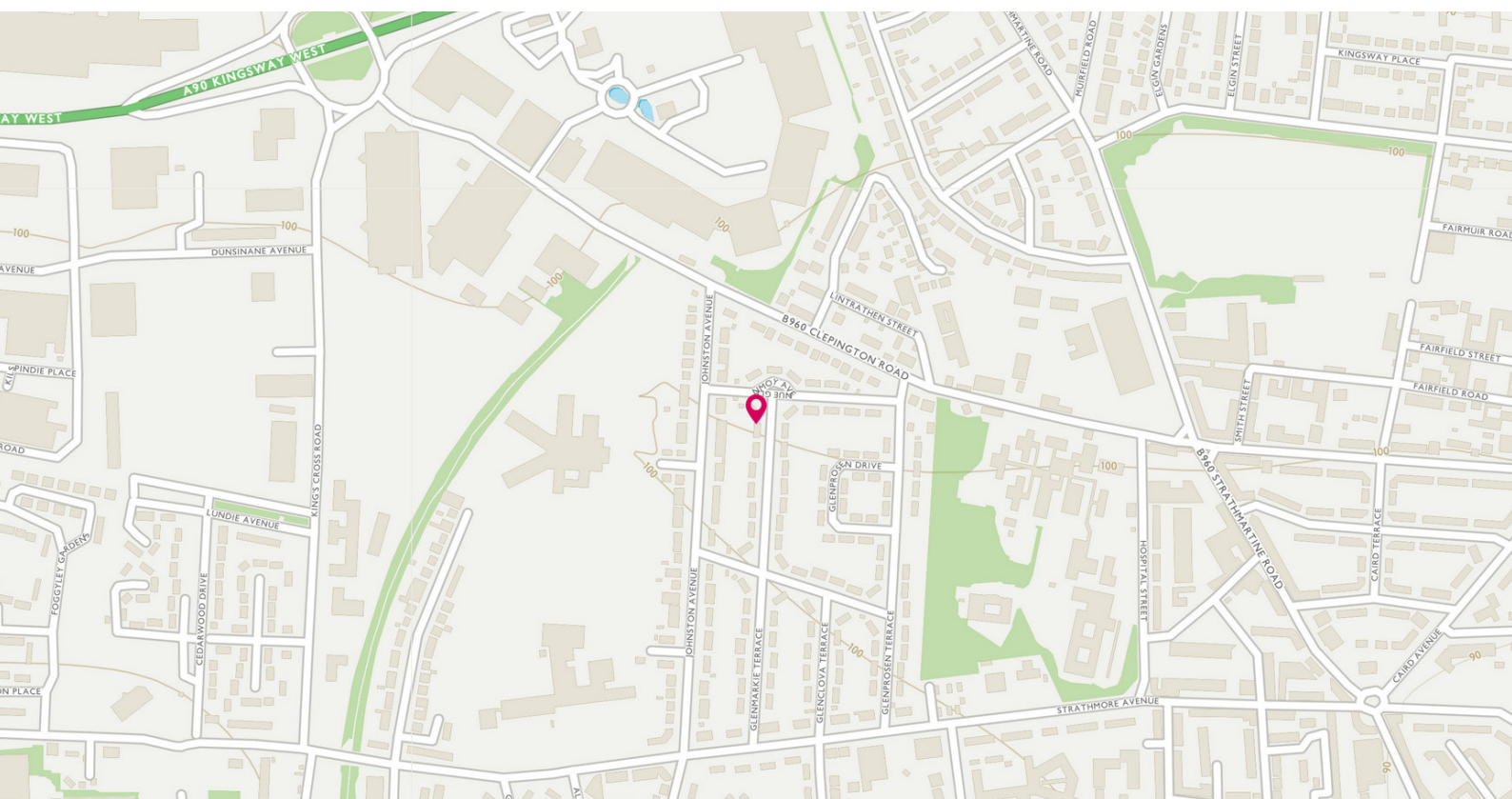


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Shower Room	2.20m (7'3") x 1.30m (4'3")

Bedroom 1	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")

Gross internal floor area (m²): 58m²
EPC Rating: C



THE LOCATION

Glenmarkie Terrace is situated in an established residential estate located north of Dundee City Centre and close to Kings Cross Hospital. Excellent local amenities and facilities can be found within close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach.





A wide range of local shops and amenities including schools at both primary and secondary level are close by. The area is serviced by an excellent bus route with easy access to all parts of the City. 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 of the family.



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Part
Exchange
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