



Wonderful central location for this two-bedroom ground floor flat with a terrace and large private garden



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Introducing a remarkable opportunity to acquire a charming two-bedroom ground floor flat, perfectly positioned in a sought-after location. This meticulously maintained residence is in move-in condition, presenting an excellent blend of modern convenience and timeless elegance. Boasting a private garden and offering easy access to esteemed universities and hospitals, this property presents an enticing proposition for discerning buyers.

Upon entering the flat, you are greeted by a warm and inviting ambience that permeates throughout the entire space. The well-designed layout optimizes the available square footage, providing a comfortable and functional living environment. With a keen eye for detail, the current owners have ensured that every aspect of this residence has been thoughtfully considered.

THE LOUNGE



The living area is a haven of relaxation, featuring abundant natural light that streams through the large windows, illuminating the space and creating an airy atmosphere. This room effortlessly accommodates both a relaxation zone for unwinding after a long day and a designated area for entertaining guests.

THE KITCHEN



The modern kitchen is a culinary delight, exuding both style and practicality. Equipped with state-of-the-art appliances and ample storage space, it offers a delightful setting for preparing gourmet.

THE SHOWER ROOM



The two generously sized bedrooms provide peaceful retreats, each characterized by tasteful decor and an abundance of natural light. The master bedroom offers a serene sanctuary, complete with a spacious closet for all your storage needs. The second bedroom can serve as a versatile space, suitable for accommodating guests, a home office, or a personal hobby area.

BEDROOM 1



BEDROOM 2



One of the standout features of this exceptional property is the private garden, which provides a tranquil outdoor oasis. This secluded space offers an opportunity for relaxation and leisure activities, allowing you to unwind amidst nature's beauty without leaving the comfort of your own home.

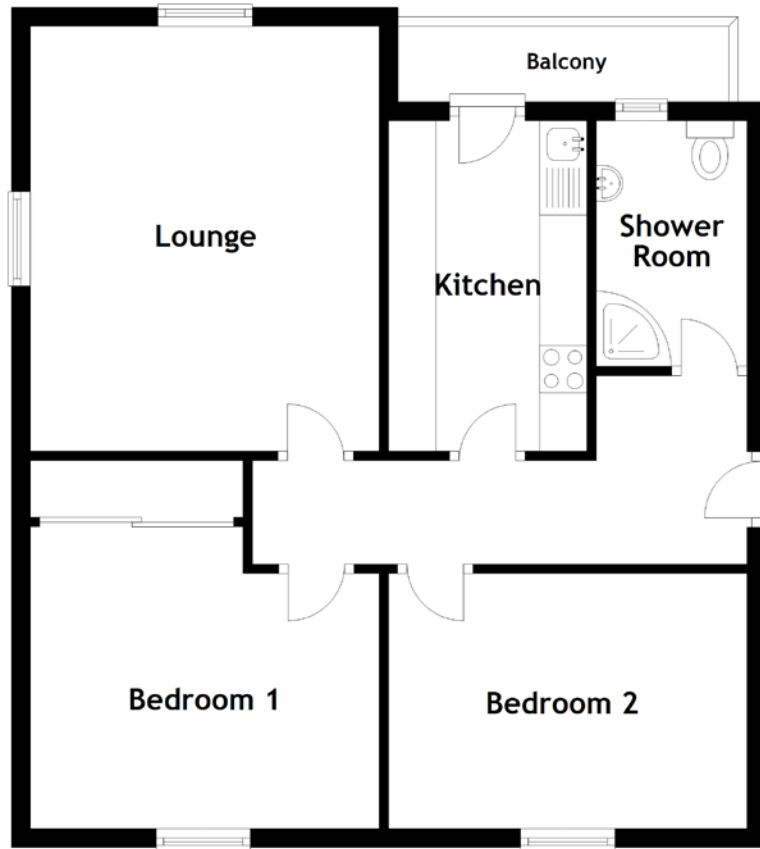
The location of this flat is unparalleled, with convenient access to esteemed universities and hospitals in the vicinity. Whether you are a student seeking proximity to academic institutions or a medical professional looking for a short commute to nearby healthcare facilities, this property's location is sure to meet your requirements.

In summary, this two-bedroom ground-floor flat presents a rare opportunity to acquire a move-in ready residence with a private garden. Offering easy access to universities and hospitals, this property provides the perfect combination of convenience and comfort. Don't miss out on the chance to make this exceptional property your own. Arrange a viewing today and discover the true potential of this remarkable home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

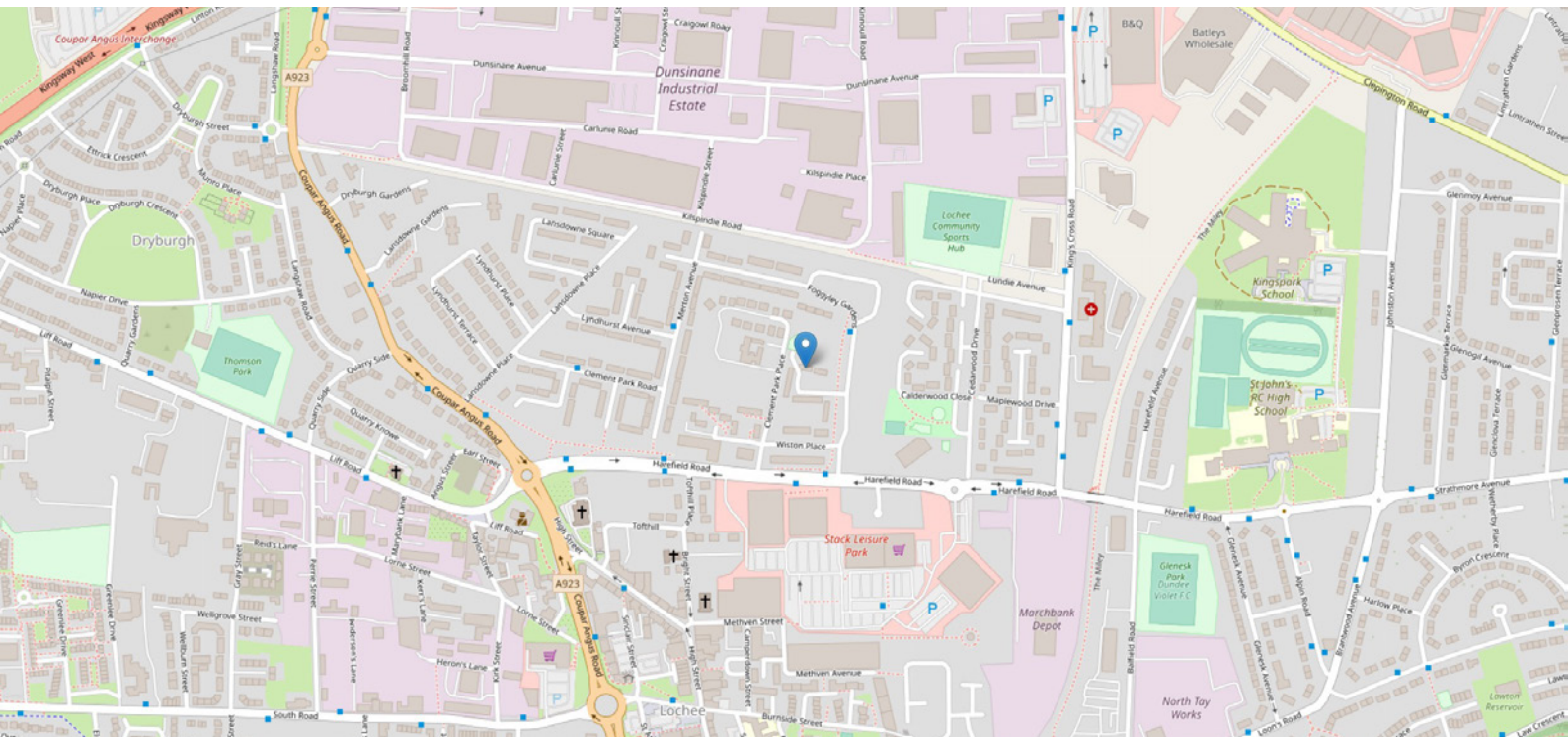


Approximate Dimensions (Taken from the widest point)

Lounge 4.50m (14'9") x 3.70m (12'2")
 Kitchen 3.50m (11'6") x 2.10m (6'11")
 Shower Room 2.60m (8'6") x 1.60m (5'3")

Bedroom 1 3.70m (12'2") x 3.20m (10'6")
 Bedroom 2 3.80m (12'6") x 2.70m (8'10")
 Balcony 3.50m (11'6") x 0.80m (2'7")

Gross internal floor area (m²): 61m² | EPC Rating: C



THE LOCATION

Foggyley Place is located in a well-established and sought-after residential area of Dundee and within good proximity to both Ninewells and Royal Victoria Hospital. 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. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.





There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. The Town of Carnoustie, with its world-famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North Lie the Angus Glens. 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 opens in 2016. 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.



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