

# 6 Hill Street

DUNDEE, DD3 6RR



*SPACIOUS TWO-BEDROOM  
MAISONETTE IN A POPULAR LOCATION*



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McEwan Fraser Legal is delighted to bring to the market this two-bedroom, ground and first-floor maisonette.

The spacious lounge has modern laminate flooring, fresh décor and French doors to the garden. There is ample room for a dining table and chairs. The French door and window formation ensure an abundance of natural daylight. The Kitchen is located off the hall and offers ample storage in a contemporary style. There is an electric hob and built-under oven. The kitchen is plumbed for a washing machine and there is plenty of worktop surface to work on.

On the ground floor is a guest cloakroom with a toilet and a wash-hand basin. A large, walk-in store adds to the benefit of this home. The staircase rises to two double bedrooms and a bathroom. The bathroom features a white, three-piece suite with a shower over the bath, a glazed screen, and has modern wet-wall finish. Ready to move right into, this home is not in a chain.







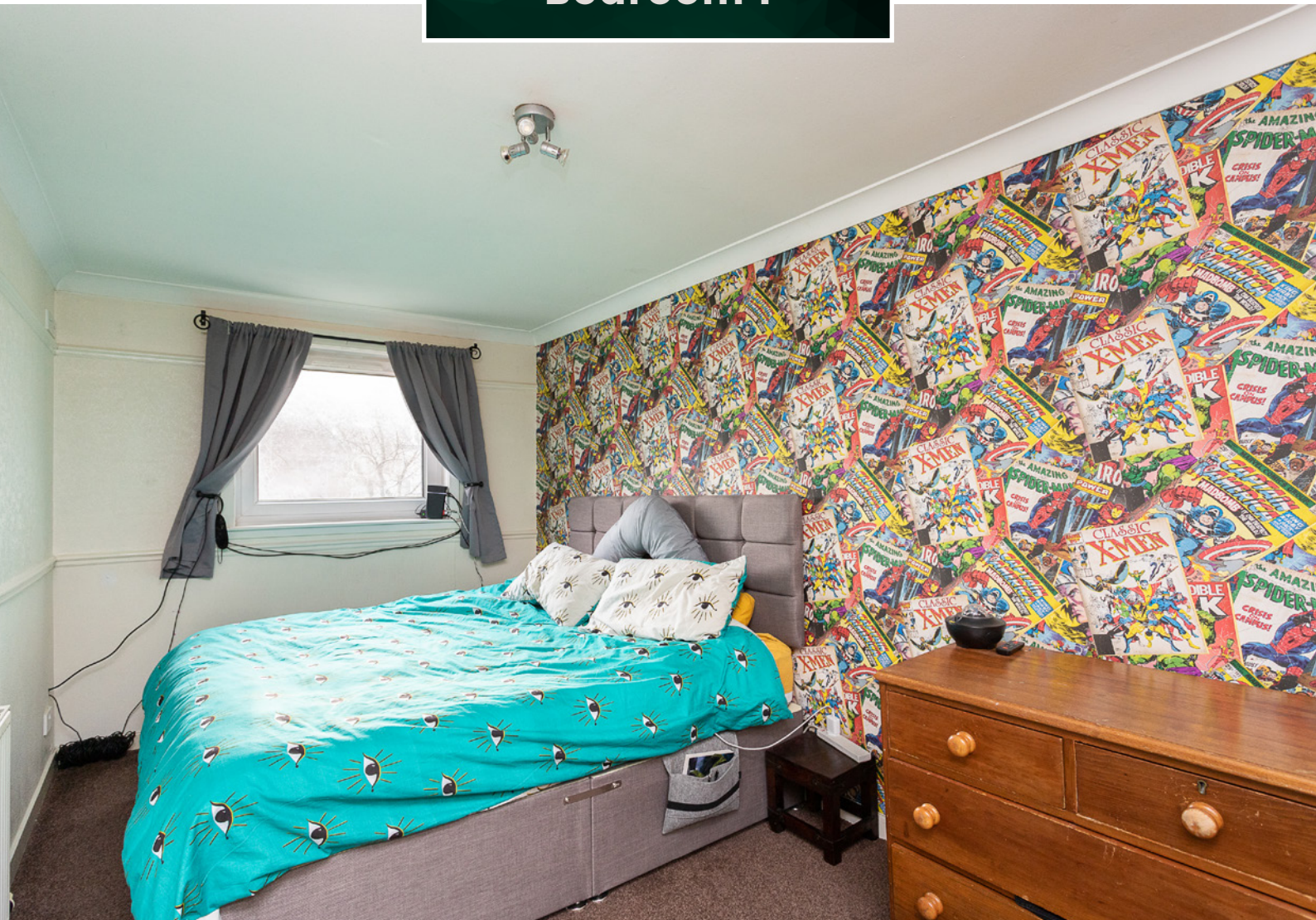
“...THE KITCHEN IS LOCATED OFF THE HALL AND OFFERS AMPLE STORAGE IN A CONTEMPORARY STYLE. THERE IS AN ELECTRIC HOB AND BUILT-UNDER OVEN. THE KITCHEN IS PLUMBED FOR A WASHING MACHINE AND THERE IS PLENTY OF WORKTOP SURFACE TO WORK ON...”







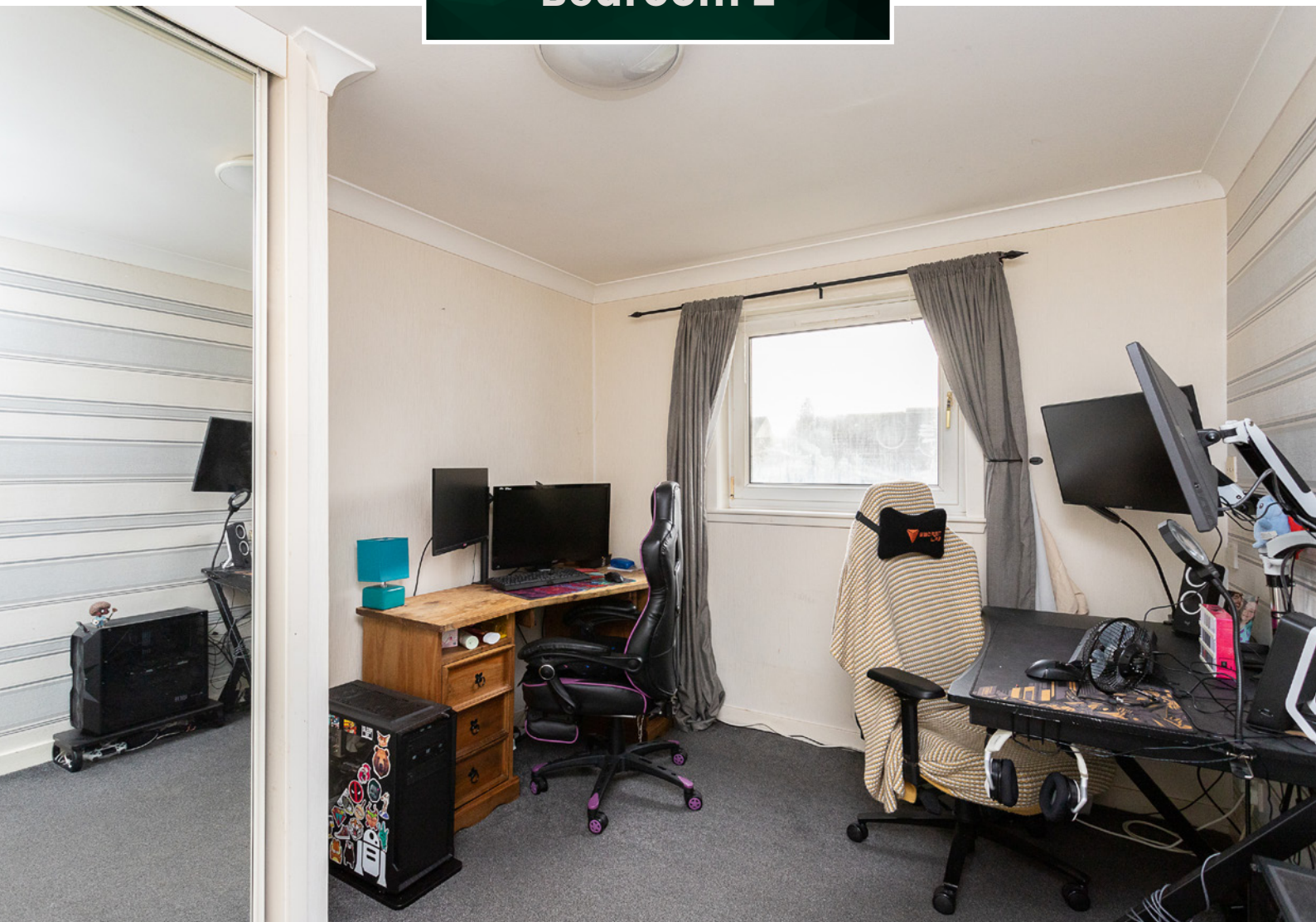
**Bedroom 1**





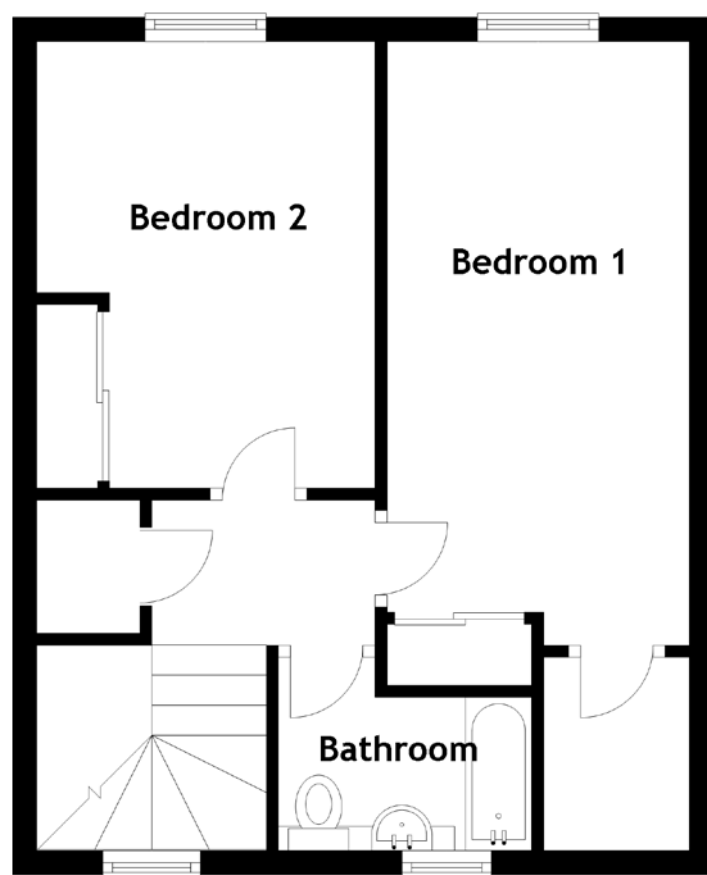
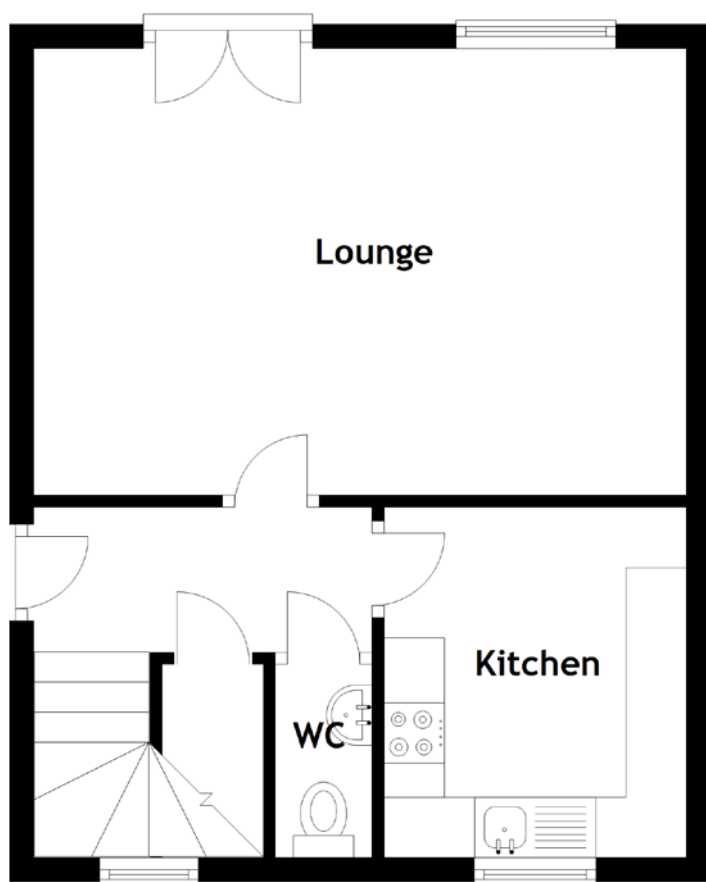


**Bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.70m (12'2")
Kitchen	2.90m (9'6") x 2.50m (8'2")
WC	1.60m (5'3") x 0.80m (2'7")
Bedroom 1	5.10m (16'9") x 2.50m (8'2")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")

Bathroom	2.10m (6'11") x 1.27m (4'2")
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Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C







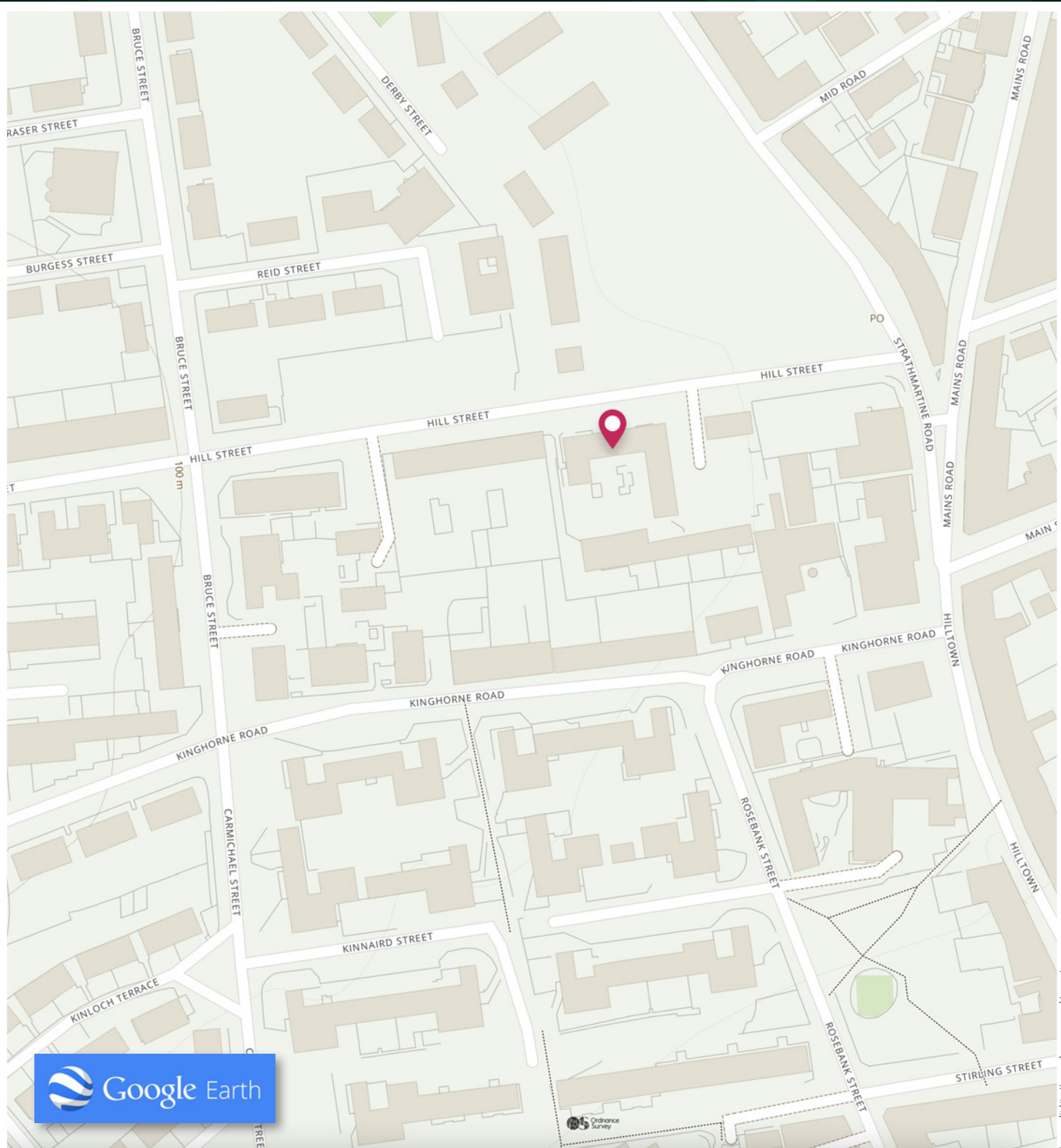


Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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.

## The Location





# McEwan Fraser Legal

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