

# 45C Kemnay Gardens

DUNDEE, DD4 7TR



*Two-double bedroom first-floor flat*



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McEwan Fraser Legal is delighted to present this two double-bedroom first-floor apartment, offering a fantastic opportunity for first-time buyers or investors. Located in a secure building with a security entrance, the flat provides a spacious and practical layout, ready for someone to add their personal touch.

Upon entry, the secure entrance hall leads to the first-floor apartment, situated to the right. As you walk into the apartment, you are greeted by a hallway with doors to all rooms and two large storage cupboards, offering ample space for everyday necessities.

## THE LIVING ROOM



The living room, with its rear aspect, is well-proportioned and benefits from double-glazed windows, allowing natural light to flood the space. Both bedrooms are generously sized doubles, each featuring fitted wardrobes, providing excellent storage options.

# THE KITCHEN



The kitchen is functional, with a range of eye and base level units, a cupboard housing the boiler, and space for essential appliances, including a washing machine, oven, and fridge freezer.



Both bedrooms are generously sized doubles, each featuring fitted wardrobes, providing excellent storage options. The bathroom consists of a three-piece suite with an electric shower over the bath, offering practicality and convenience.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



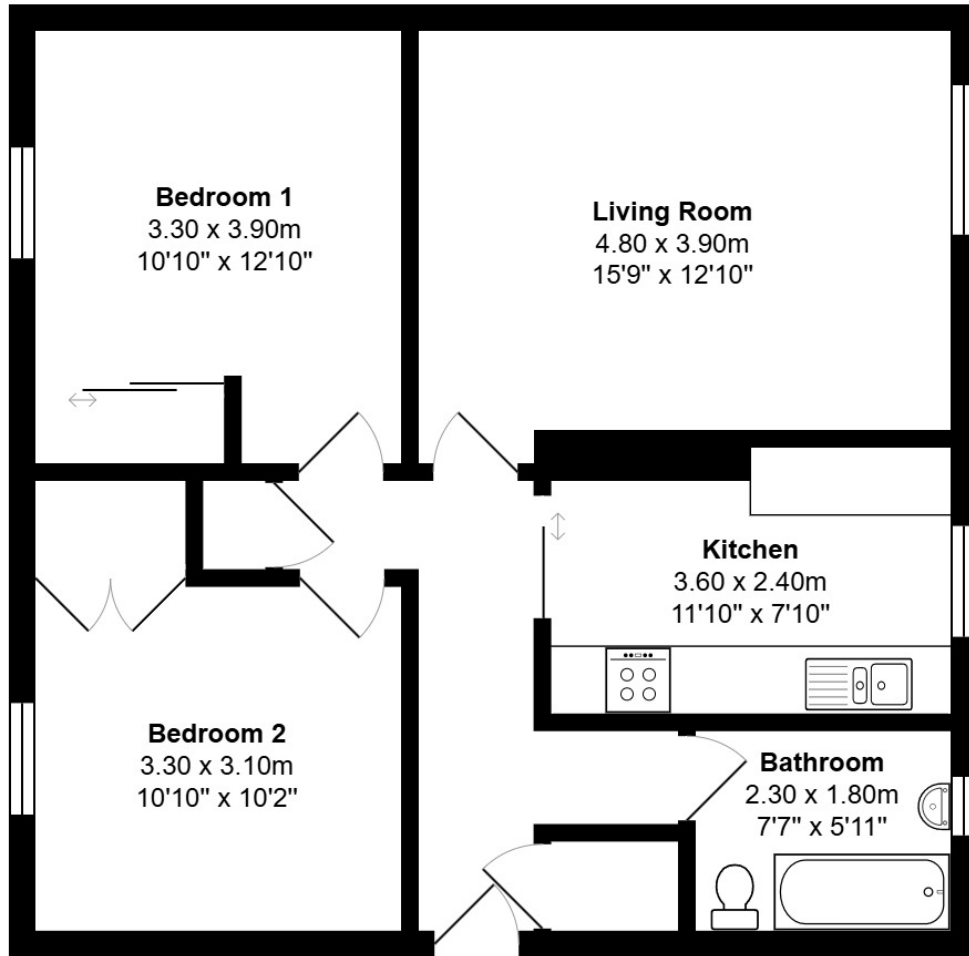
Externally, the property benefits from a communal garden to the rear, which is ideal for shared outdoor enjoyment. Additionally, there is a basement cupboard, perfect for extra storage needs.

While the property would benefit from some modernisation, it presents a wonderful opportunity to create a comfortable home or a solid investment with great potential. Early viewing is highly recommended to fully appreciate the scope and value of this property.

# EXTERNALS

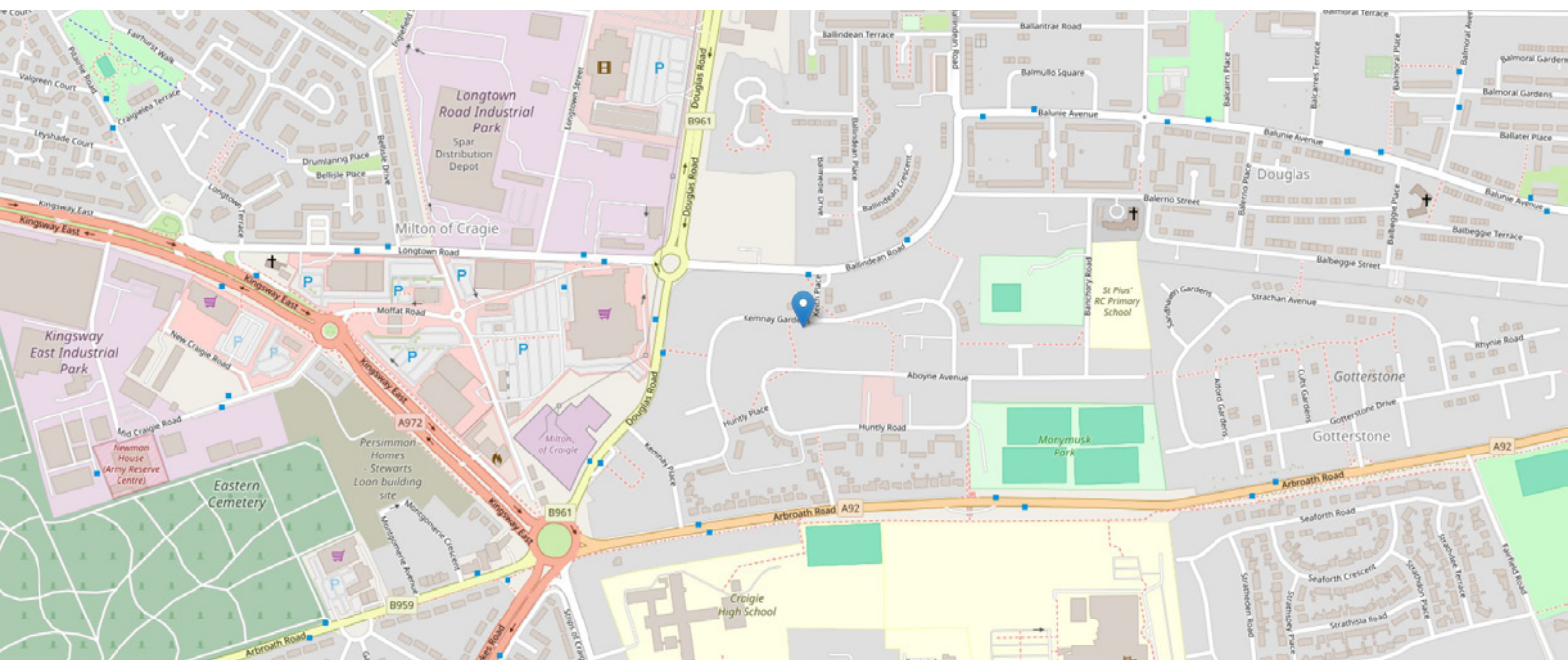


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Dundee is often overlooked when buyers consider purchasing a home in this Scottish city but in fact, it has been enjoying a lot of re-development and enhancement over the last few years and is in the middle of a £1 billion redevelopment of its waterfront. This includes the V&A 'Museum of Design Dundee' which is due to open in 2018.





For buyers, there are plenty of reasons that make the city a great place to live, from its own port on the city's quayside to the lively nightlife which rivals that of Glasgow or Edinburgh with the added benefit of being within walking distance of home. There are also fantastic food and drink options, excellent transport links and beautiful beaches – not to mention all your day-to-day necessities. So, no matter what your circumstances – student, young professional or growing family, there is plenty for you to enjoy.

It's home to two world-class universities, the University of Dundee and the University of Abertay, bringing in a lively and diverse population. Whether you already know the area well, or you're looking to relocate, there are a variety of options for putting down roots in this densely populated city. Dundee certainly lives up to its tagline: "One City, Many Discoveries".



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