




McEwan Fraser Legal

Solicitors & Estate Agents

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10D Moncur Crescent

DUNDEE, ANGUS, DD3 8AD

Dundee

“a vibrant city with a rich history”



Moncur Crescent is situated in an established residential estate located one mile north of Dundee City Centre. 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 the family.



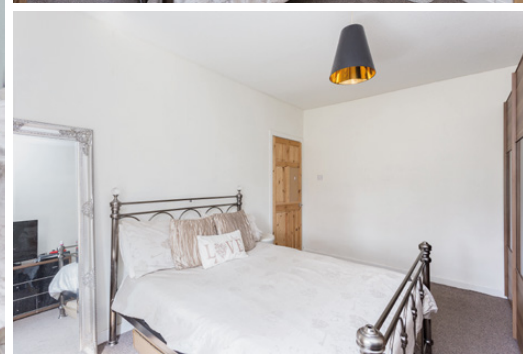
10D Moncur Crescent



Excellent investment opportunity or first-time purchase. McEwan Fraser is delighted to offer to the market this first floor flat forming part of a three storey mid terraced block that is well maintained with nice gardens to the front and shared drying greens to the rear. Set within a popular area near to all local amenities including local schools and shops with a mainline bus service.

The common stairwell and landings have been well maintained by the residents and

the façade has undergone a regeneration program. Accommodation comprises lounge, two bedrooms, kitchen and bathroom. The lounge is carpeted and is flooded with light from the large window to the front of the property. The kitchen is galley style with a gas hob and built under oven and is plumbed for a washing machine. The bathroom offers a three-piece white suite including bath with shower over bath. Two double bedrooms complete the accommodation. This flat is presented in an immaculate condition and sure to please.



Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bathroom	2.90m (9'6") x 1.40m (4'7")

Gross internal floor area (m²): 61m²

EPC Rating: C

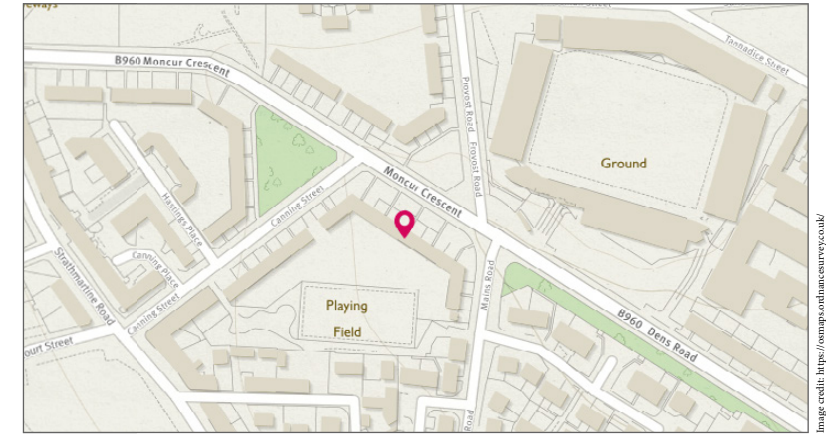


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