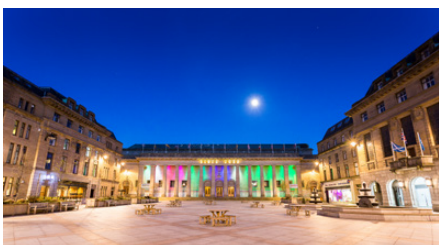





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

65 Finavon Place

DUNDEE, DD4 9DY



DUNDEE

DD4 9DY

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. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. Dundee is Scotland's fourth largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



65 FINAVON PLACE

DUNDEE, DD4 9DY

“... THIS HOME IS READY TO WALK INTO SO
MAKE SURE IT IS ON YOUR VIEWING LIST ...”

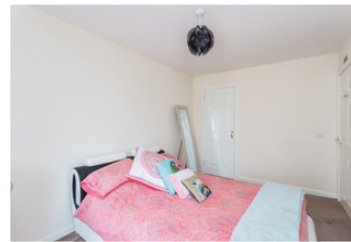
McEwan Fraser Legal is delighted to offer to the market this spacious three bedroom ground floor cottage flat. With gardens back and front and a ramp to the door, this home is presented in an immaculate condition, beautifully refurbished and freshly decorated.

All on the ground floor, the living space flows with family life into elegant proportions and welcoming rooms. The lounge opens to the dining kitchen where all family magic begins. The lounge has sufficient space for a dining table and is situated off the kitchen making entertaining a pleasure. The lounge is comfortable and of good proportions. The dining kitchen creates a wonderful sense of space. There are three bedrooms, one with built-in storage. The family bathroom offers a three-piece suite.

There is also a driveway beside the front and rear of the property for off-street parking.

This home is ready to walk into so make sure it is on your viewing list.



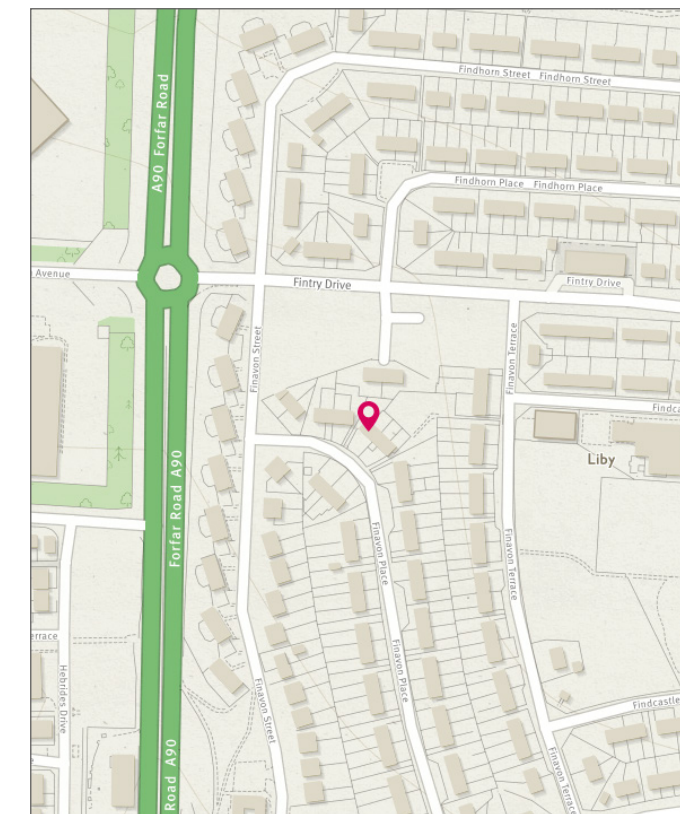
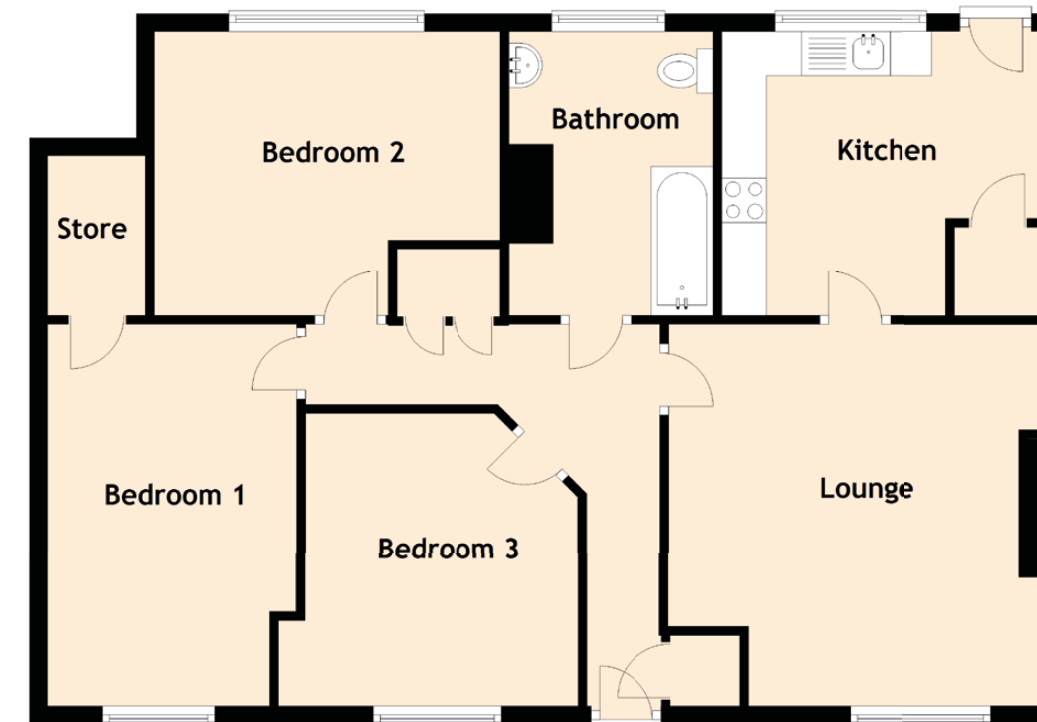


FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 0.91m (3')
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Bathroom	3.20m (10'6") x 2.30m (7'7")

Gross internal floor area (m²): 84m² | EPC Rating: D



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Part
Exchange
Available

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer