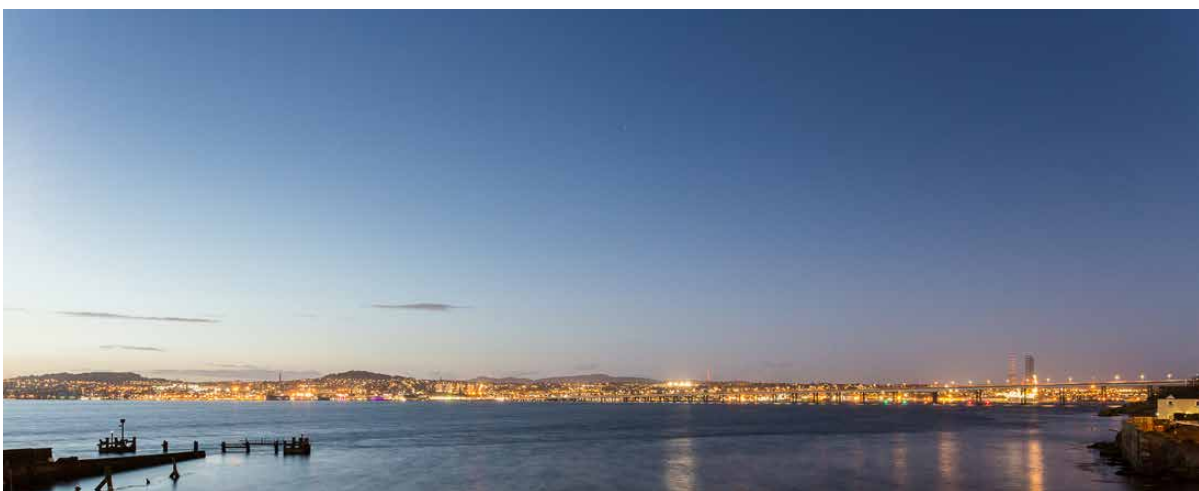





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

G/R 201 Strathmartine Road

DUNDEE, ANGUS, DD3 8PH



DUNDEE

ANGUS, DD3 8PH

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 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.



G/R 201 STRATHMARTINE ROAD

DUNDEE, ANGUS, DD3 8PH

We are delighted to offer onto the open market this ideal investment opportunity that has a long-standing tenant in place currently paying £425 per month.

The property offers two bedrooms, separate two-piece cloakroom to the bathroom with a modern white suite, generous size living room with a front

aspect and modern kitchen to the rear with cupboards and appliance space. The property has a mixture of carpets and wood flooring and double glazed windows throughout.

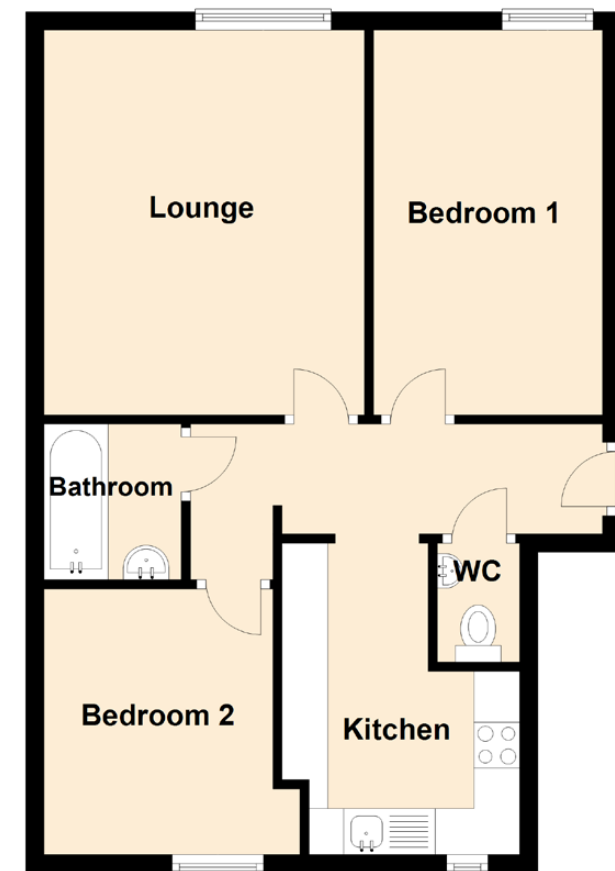
There is a communal rear garden with lawned area and drying facility and parking is available to the front of the property on the road.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

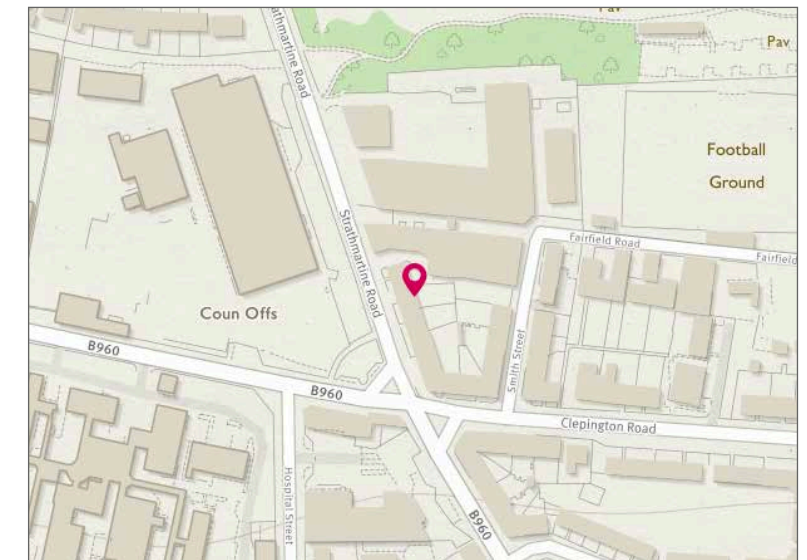


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 2.50m (8'2")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bathroom	1.70m (5'7") x 1.50m (4'11")
WC	1.30m (4'3") x 0.90m (2'11")

Gross internal floor area (m²): 51m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, appliances and light fittings.





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**Part
Exchange
Available**

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Text and description
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Surveyor



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GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer