




McEwan Fraser Legal
Solicitors & Estate Agents
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26 Ivanhoe Place

DUNDEE, DD4 6LQ



DUNDEE

ANGUS

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.



26 IVANHOE PLACE

DUNDEE, ANGUS

McEwan Fraser Legal is delighted to present this two double bedrooms self-contained first floor flat positioned in this quiet cul-de-sac location, close to local amenities and easy access to the other towns.

The property is in walk-in condition and enjoys sea views to the front. The flat showcases excellent views of the Tay and surrounding areas. Inside, the property comprises of:

- Generous modern kitchen with appliance space
- Spacious living area with fireplace
- Two bedrooms, which include storage space
- Modern bathroom with shower over bath
- Large communal garden with private decked area

In addition to this, the property includes parking to the front. The garden has a communal area with drying green. The property enjoys a private area with decking and seating and has a private shed too.

This is a rare opportunity to acquire a beautiful property with a large outside area and sea views.





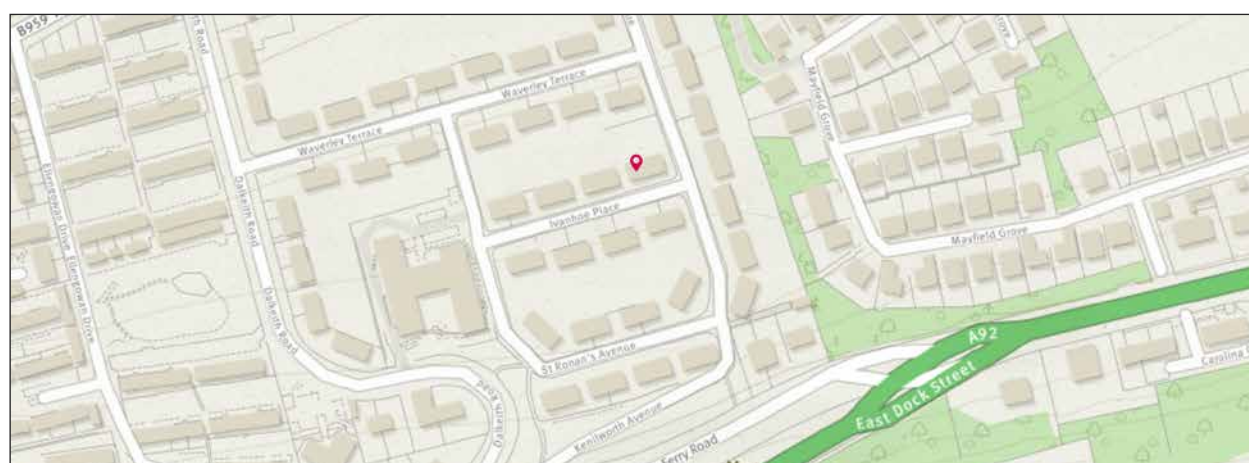
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 76m²
EPC Rating: D





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