




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

Flat 3, Braehead Methven Walk

DUNDEE, ANGUS, DD2 3FJ

THE LOCATION

Dundee

This property is located within the popular Cox's Mill development close to the West End of Dundee, a busy shopping district well served by both local and national

shops and stores. Schooling is well represented from nursery to high school level, Dundee University and colleges are within easy reach. The property

is close to the main bus routes serving the city. This property is suitable for first-time buyers, in particular students and hospital staff. Lochee itself has recently

benefited from an injection of money by the local council, which is evident in the landscaped and pedestrian areas.



FLAT 3, BRAEHEAD METHVEN WALK

Dundee

This is a spacious flat positioned on the ground floor in this lovely development, enjoying both older features like high ceilings with all the modern features one would expect.

The property is entered from the courtyard and if going through the main door you go outside and turn right. The flat enjoys some private frontage with space for seating

and enjoying al-fresco dining at night. Walk into the large hallway which could be utilised as a dining space or study area with doors to all rooms and storage cupboard. The

living room enjoys a front aspect with high ceilings and front aspect windows. The kitchen enjoys a modern comprehensive range of eye and base level units with roll

top work surfaces incorporating a sink unit with mixer tap and drainer. Space for a free-standing oven. Space and plumbing for a washing machine with a front aspect window

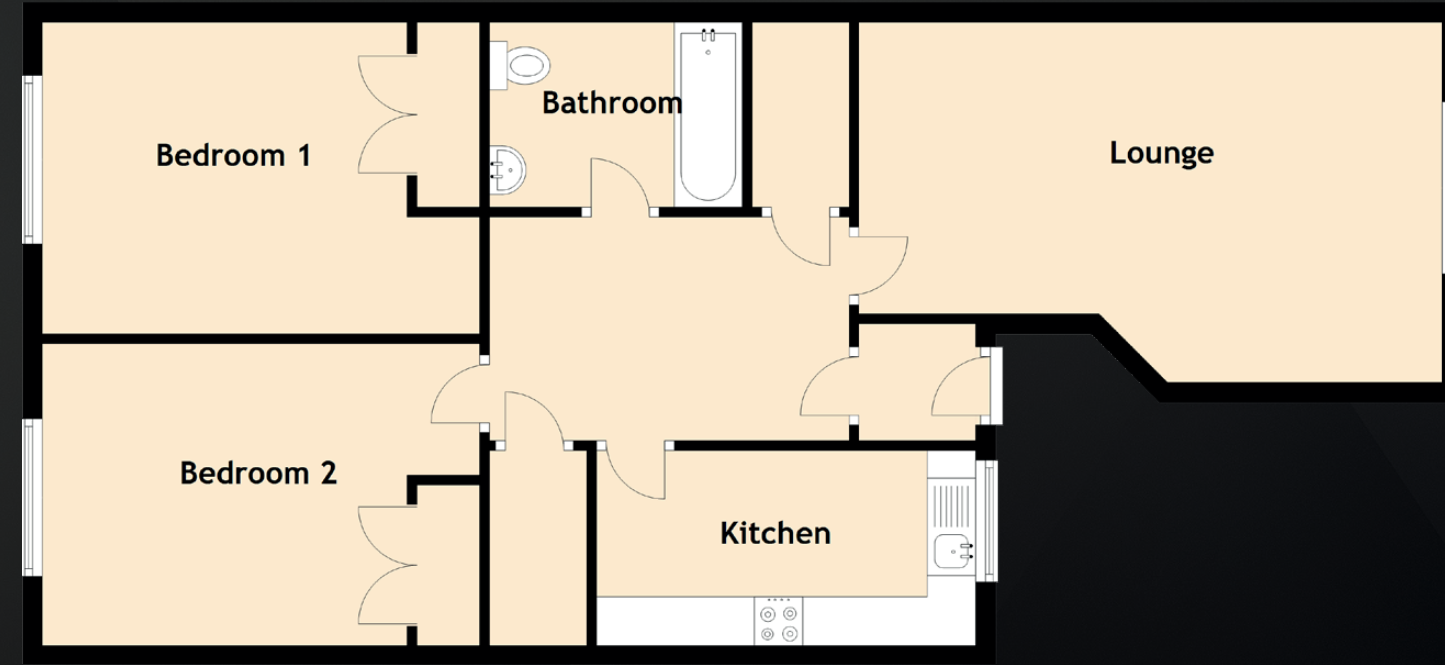
for natural light and an airy feel. The master bedroom enjoys a double wardrobe with hanging space. Bedroom two has a fitted double wardrobe. The bathroom is finished

off in a three-piece suite with a shower over the bath and tiled walls. There are 2 large cupboards off the hallway for storage. One of them has the upright fridge/freezer in it.

One allocated parking space is in the underground carpark, which benefits from lift access as well as stairs. The factoring fee is £120 per month.



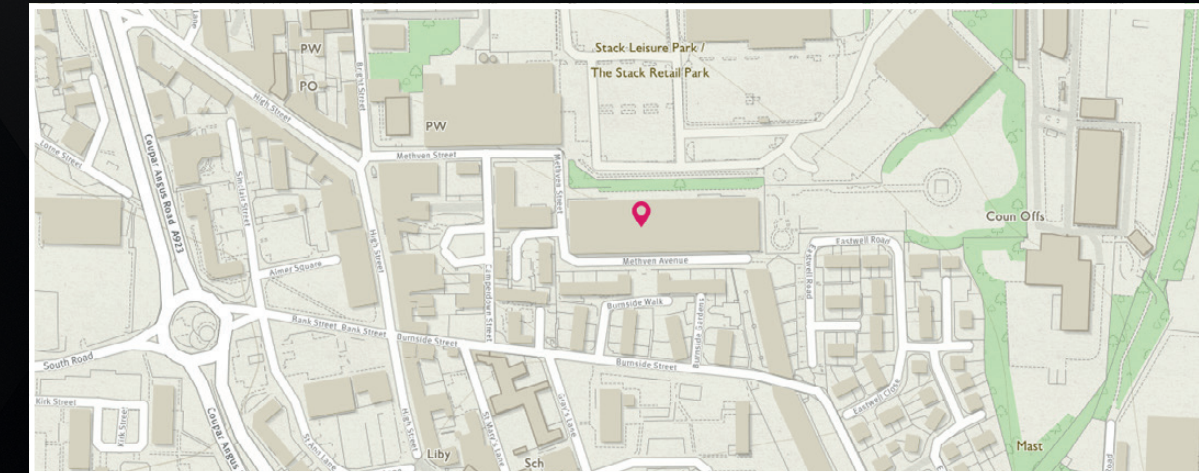
BEDROOMS & Bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.70m (12'2")
Kitchen	3.90m (12'10") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 3.20m (10'6")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 75m²
EPC Rating: D






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer