



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**46F Bonnyrigg Place**

DUNDEE, DD4 7DA

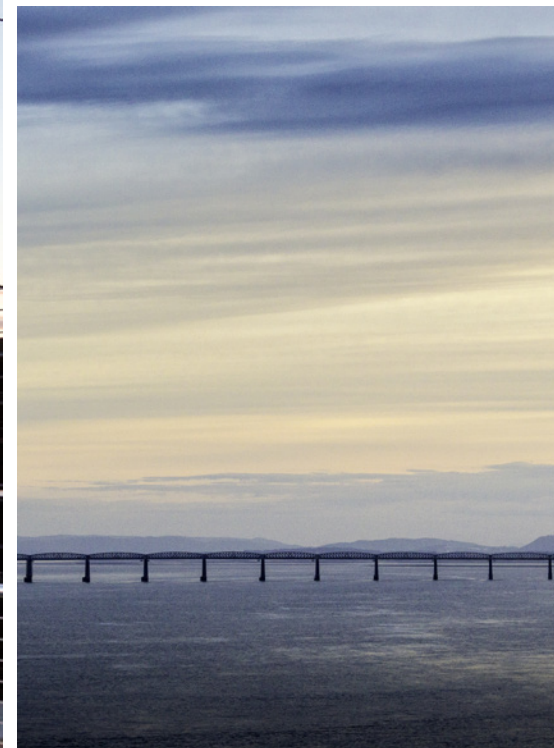
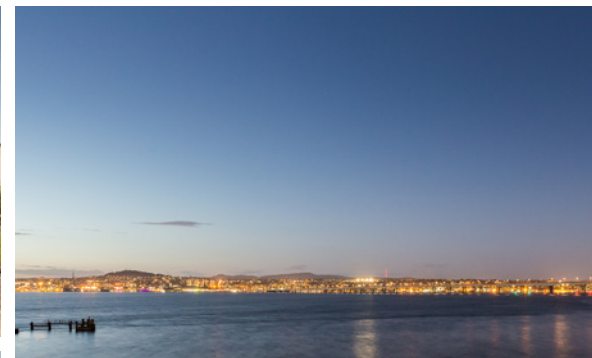
# THE LOCATION

DUNDEE, DD4 7DA

Dundee is often overlooked when buyers consider purchasing a home in this Scottish city but in fact, it has been enjoying a lot of re-development and enhancement over the last few years and is in the middle of a £1 billion redevelopment of its waterfront. This includes the V&A 'Museum of Design Dundee' which is due to open in 2018.

For buyers, there are plenty of reasons that make the city a great place to live, from its own port on the city's quayside to the lively nightlife which rivals that of Glasgow or Edinburgh with the added benefit of being within walking distance of home. There are also fantastic food and drink options, excellent transport links and beautiful beaches – not to mention all your day to day necessities. So, no matter what your circumstances – student, young professional or growing family, there is plenty for you to enjoy.

It's home to two world-class universities, University of Dundee and the University of Abertay, bringing in a lively and diverse population. Whether you already know the area well, or you're looking to relocate, there are a variety of options for putting down roots in this densely populated city. Dundee certainly lives up to its tagline: "One City, Many Discoveries."



# 46F BONNYRIGG PLACE

DUNDEE, DD4 7DA

46F Bonnyrigg Place is a lovely first-floor flat, situated in the popular location of Dundee. The property is ideally placed for the commuter, with easy access by road and rail. The property has been well-maintained by the current owner and is in good condition.

Access is to the front of the building, leading into a spacious hallway with ample storage. The bright and spacious lounge is pleasantly located at the front of the property. The kitchen features a range of floor and wall-mounted units, complete with an electric oven and hob. The large double bedroom boasts a built-in wardrobe and ample space for free-standing furniture. The modern family bathroom has a walk-in shower, heated towel rail, and partial tiling, which completes the accommodation on offer.

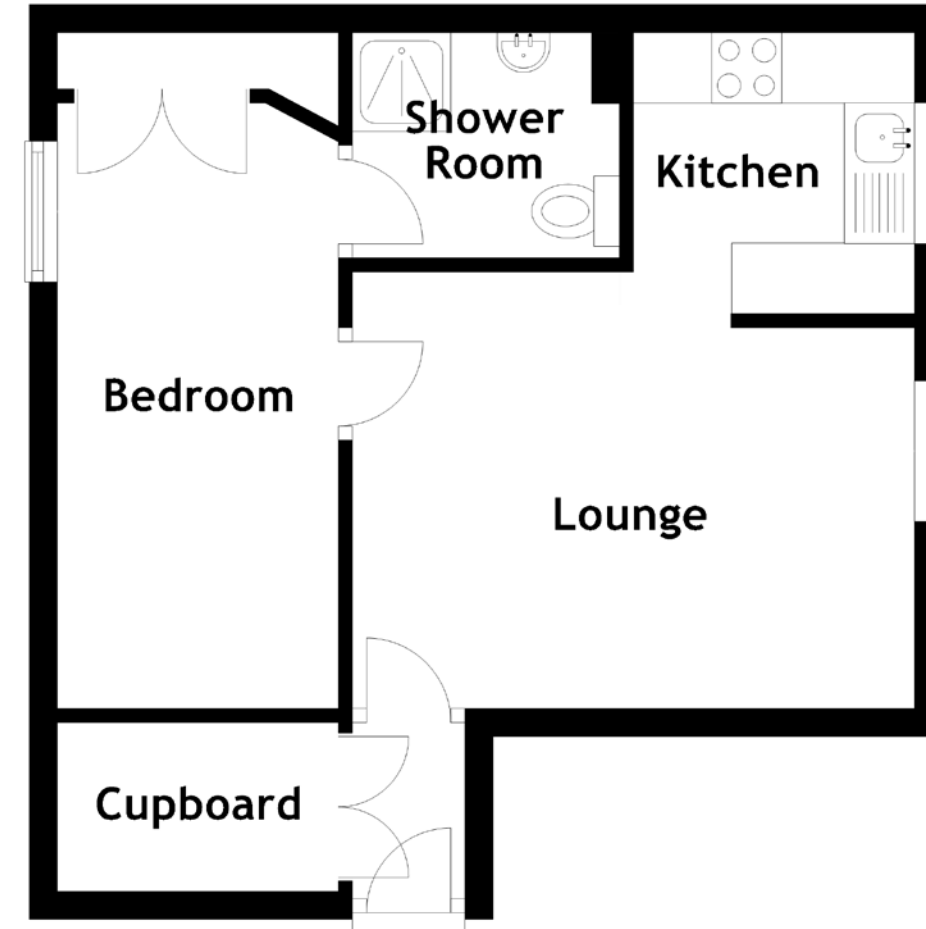
The property benefits from double glazing, electric heating, an allocated parking space in the car park adjacent with plenty of space for guests. There are well-tended gardens surrounding the property with a south-facing garden to the front, a spacious garden to the rear and a drying area. The property is ideally located on a quiet cul-de-sac.





# SPECIFICATIONS & DETAILS

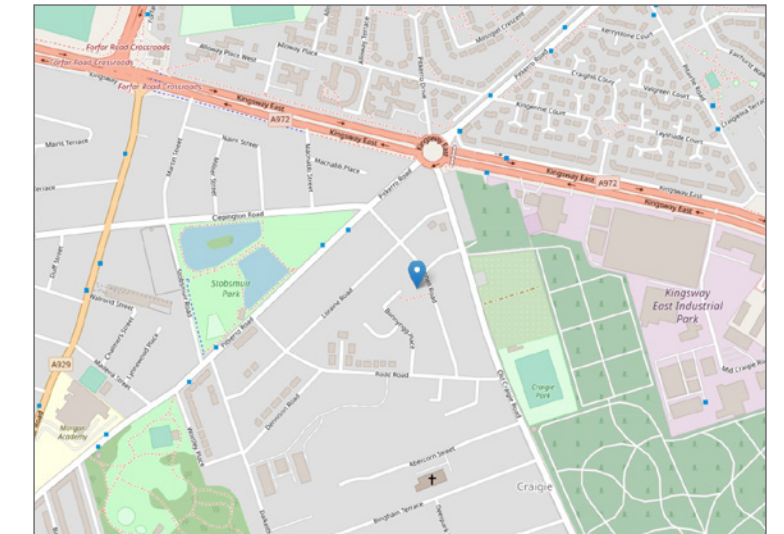
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.10m (10'2")
Kitchen	2.20m (7'3") x 2.00m (6'7")
Bedroom	4.30m (14'1") x 2.00m (6'7")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup> | EPC Rating: C





  
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Tel. 01382 721 212  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
 Exchange  
 Available**

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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**ERIN MCMULLAN**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer