

# Flat B 28 Mains Road

DUNDEE, DD3 7RE



*GROUND FLOOR APARTMENT IN A  
BLOCK OF FOUR*



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McEwan Fraser Legal is delighted to present this 2 bedroom ground floor flat situated approximately three-quarters of a mile north of the city centre. The property is in true walk-in condition.

Presented in an elegant and stylish decor, this home will surely please. The lounge is spacious and bright with adequate room for dining and relaxing. The kitchen is modern with white units and contrasting workspace. The bathroom is a haven with a spa-style bath including a television, a vanity wash hand basin and toilet. Please note we have not tested the bath or the television. Two bedrooms complete the accommodation.

There is a small terrace to the front door with a gate to access the entrance. Please note that whilst this is a ground-floor flat, there are steps down to the front door. Excellent storage and parking to the front of the property add to the benefit.

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**Bedroom 1**





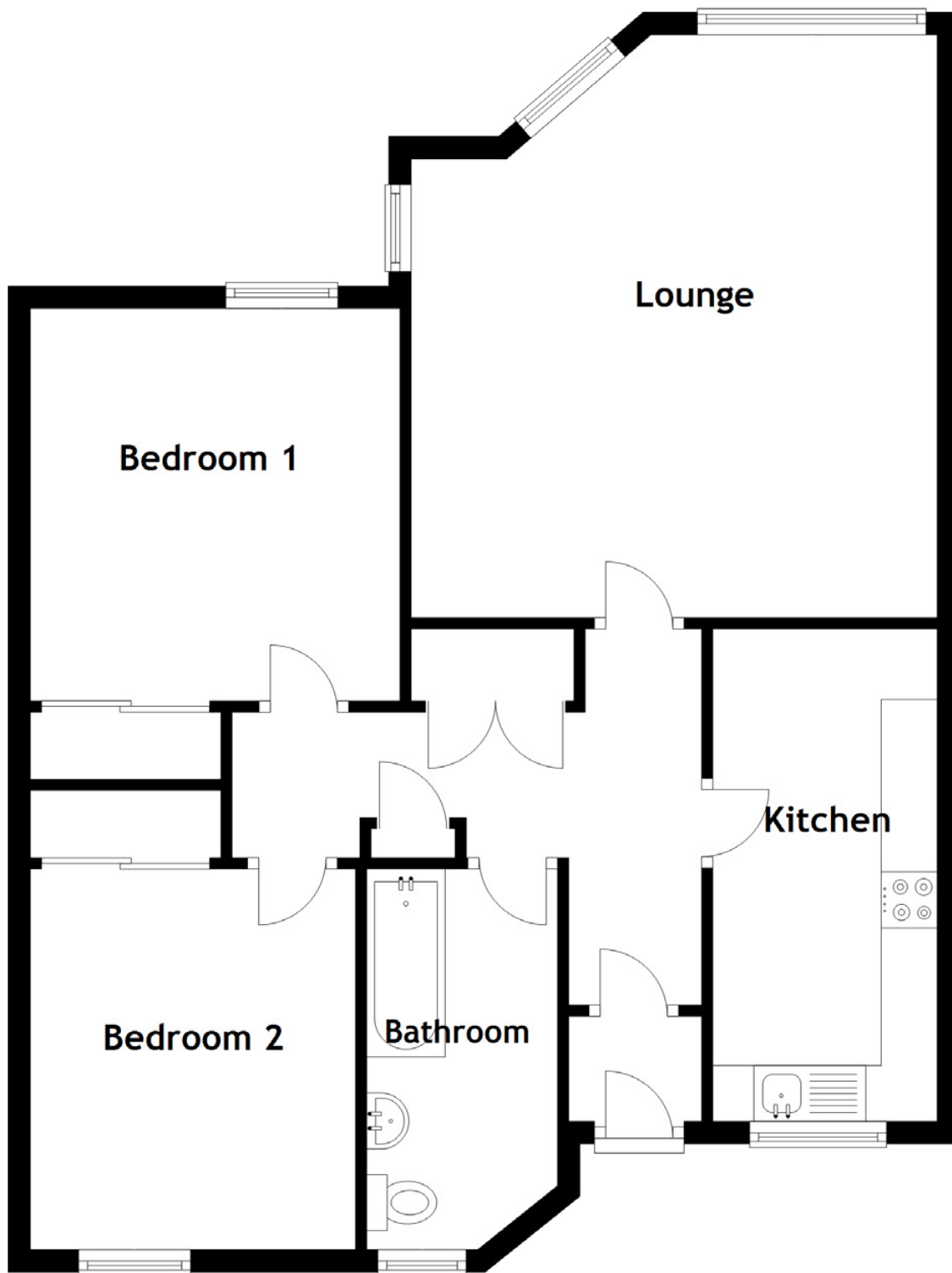
**Bedroom 2**











### Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.70m (15'5")	Bathroom	3.20m (10'6") x 1.70m (5'7")
Kitchen	4.40m (14'5") x 2.00m (6'7")		
Bedroom 1	3.50m (11'6") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 77m <sup>2</sup>	
Bedroom 2	3.40m (11'2") x 2.90m (9'6")	EPC Rating: C	



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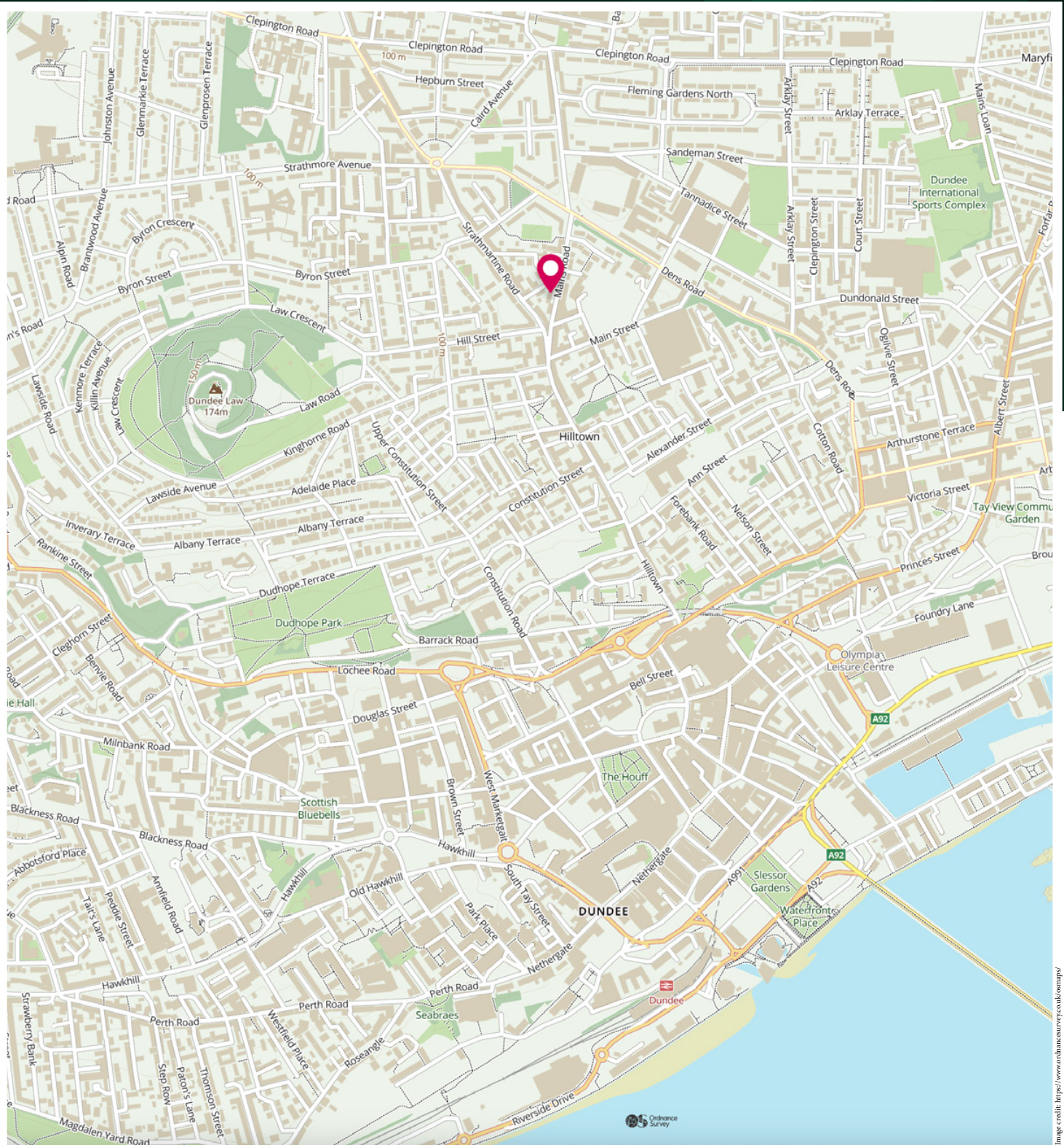
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Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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