




McEwan Fraser Legal
Solicitors & Estate Agents
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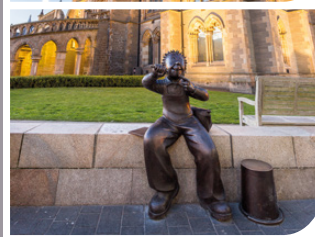
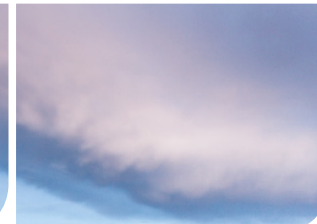
3F1, 188 Strathmartine Road

DUNDEE, ANGUS, DD3 8DG

DUNDEE // ANGUS // DD3 8DG

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. It's 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.



Dundee Airport // Dundee City Square/Caird Hall // Dundee High Street Dragon // Dundee Oor Wullie & McManus Gallery // Dundee Seabraes Lemmings // Dundee Tay Rail Bridge/River Tay



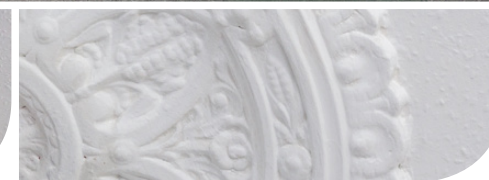
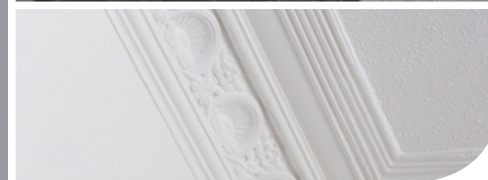
PROPERTY EXTERIORS

3F1 188 STRATHMARTINE ROAD

BRIGHT 2 BEDROOM THIRD FLOOR FLAT CLOSE TO ALL LOCAL AMENITIES
FRESHLY DECORATED ACCOMMODATION IN MOVE-IN CONDITION

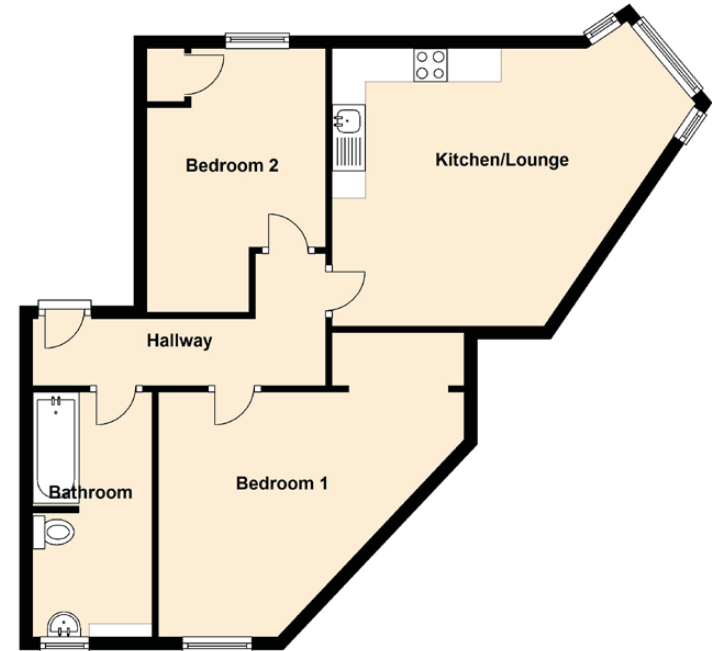
Part Exchange available. We are delighted to introduce onto the open market place this bright 3rd floor, 2 bedroom flat with on-street parking to the front. Entering the flat into the hallway we find a bright bathroom with three-piece suite including a shower over the bath. Continuing into the hallway we find doors leading to the remaining rooms in the property. We have an angled living room and kitchen in one with bright, fresh décor and contrasting dark kitchen flooring. This room also benefits from original plaster corning and ceiling rose. The L-shaped kitchen fitment is finished in white high gloss and a selection of wall and base units are complimented well by stainless steel single oven, hob and chimney extractor fan. Also, we have a stainless steel inset sinktop with mixer tap and space with plumbing for a washing machine. The living room benefits from a triple aspect and also boasts an attractive cushioned window seat. The two bedrooms are both doubles with both enjoying built-in cupboard storage. To the rear of the property is a communal lawn garden with a shared drying area.

**Please note, this property is subject to a buyers premium of 0.75% +vat/minimum of £750.00 + vat.
Please contact McEwan Fraser Legal for more details.**





SPECIFICATIONS FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen/Lounge	4.20m (13'9") x 3.77m (12'4")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	4.21m (13'10") x 2.70m (8'10")
Bathroom	3.70m (12'2") x 1.80m (5'11")

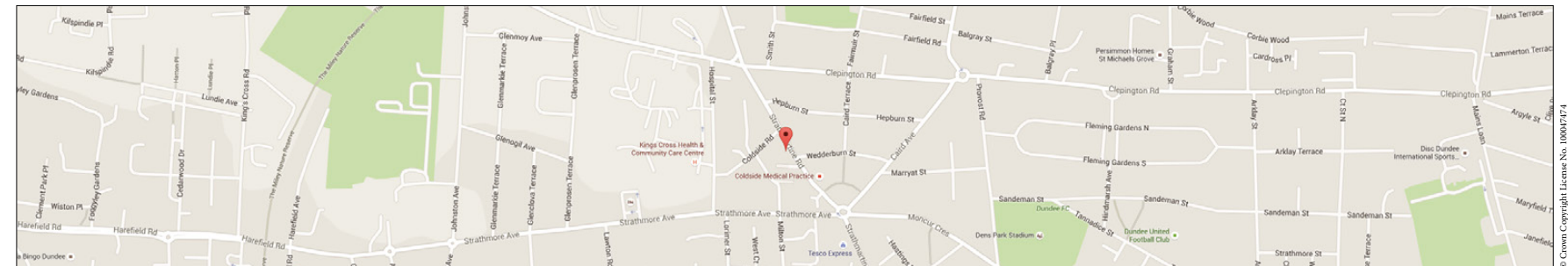
GROSS INTERNAL FLOOR AREA (m²) -55 m²

EPC - D

EXTRAS
(Included in the sale)

All floor coverings, fitted kitchen appliances and blinds are included within the sale.

...THE TWO BEDROOMS ARE BOTH DOUBLES WITH BOTH ENJOYING BUILT-IN CUPBOARD STORAGE...





Dundee Skyline

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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer