



  
**McEwan Fraser Legal**  
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**13 Lulworth Court**

DUNDEE, DD4 0LS



# DUNDEE *angus*

A tried and tested market for rental investment, 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 technology Park, renowned teaching hospital and two Universities make it attractive and desirable for a captive rental market.





# 13 LULWORTH COURT *dundee*

On offer is a stylish property in city suburbs. Ideal first time home or investment property and offered to the market in walk-in condition.

The property is a ground floor and first-floor maisonette in an area with excellent

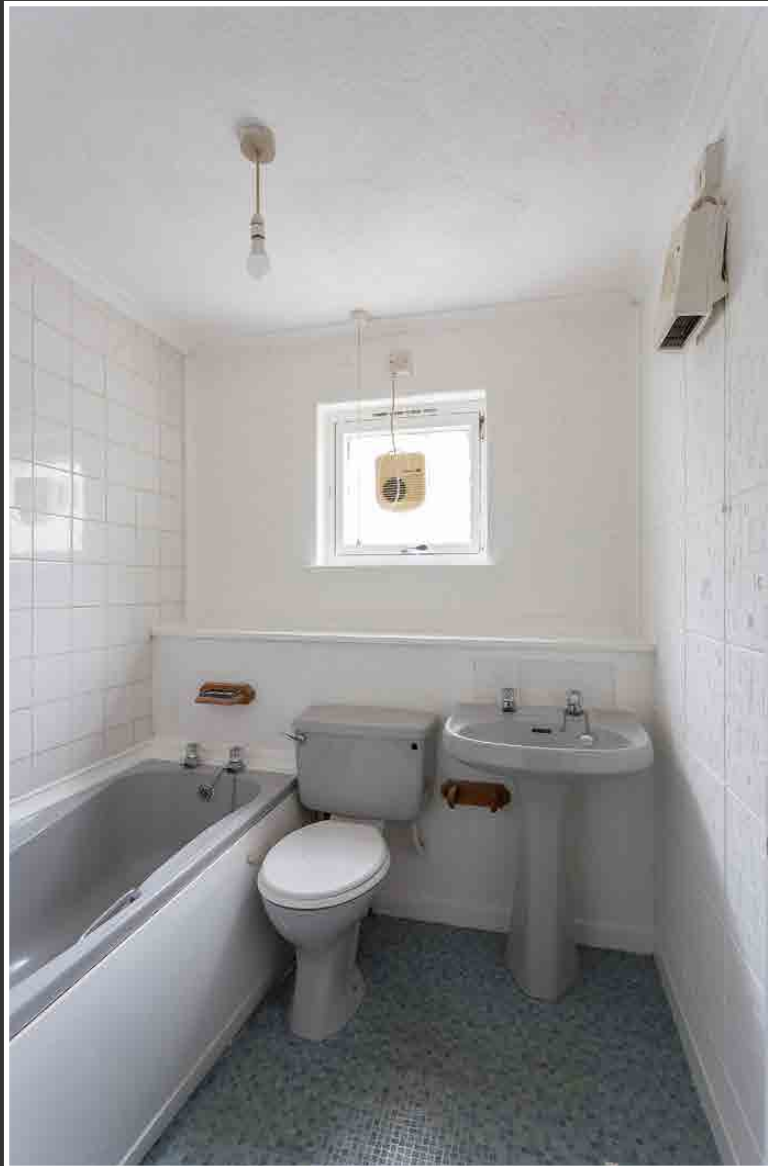
rental income opportunity. Accommodation comprises; generous size lounge, dining area, nicely fitted kitchen, bathroom and two double bedrooms, all modern and presented in a walk-in condition.

Superb opportunity in a well-maintained

block with factor maintained gardens and drying greens.

All local amenities are within a short distance and within a good bus route to the city centre.





# SPECIFICATIONS

## details

Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.10m (20') x 4.20m (13'9")
Kitchen	4.10m (13'5") x 2.00m (6'7")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")



Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: C

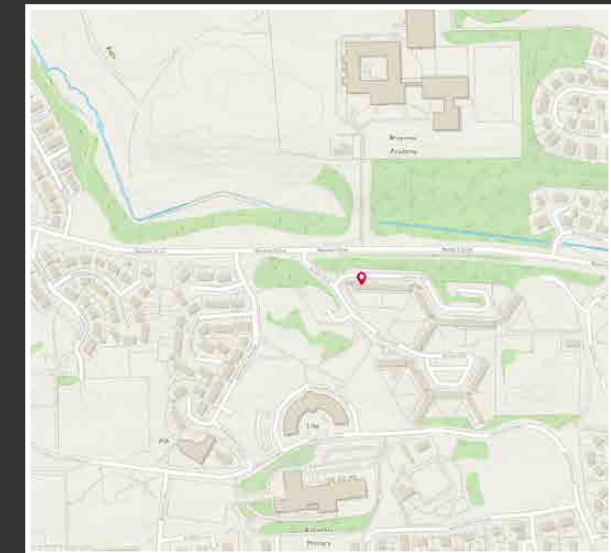


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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