




McEwan Fraser Legal
Solicitors & Estate Agents
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185C Lochee Road

DUNDEE, ANGUS, DD2 2ND

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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, a leading further education college, Ninewells Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.

We are delighted to offer onto the market this well presented flat, in a central location within easy walking distance to transport links and walking distance to the Universities. The property is in good decorative order throughout and comprises of a double cupboard in the hallway, a bright large lounge with space for a dining area. The kitchen is fitted with wall and base units and appliance space below.

The main bedroom faces the front of the property with built-in wardrobes and allows plenty of space for a double bed and furniture. The second bedroom is a good sized double room with fitted wardrobes. The bathroom is fitted with a basin, bath and overhead shower. It has a separate toilet next door.

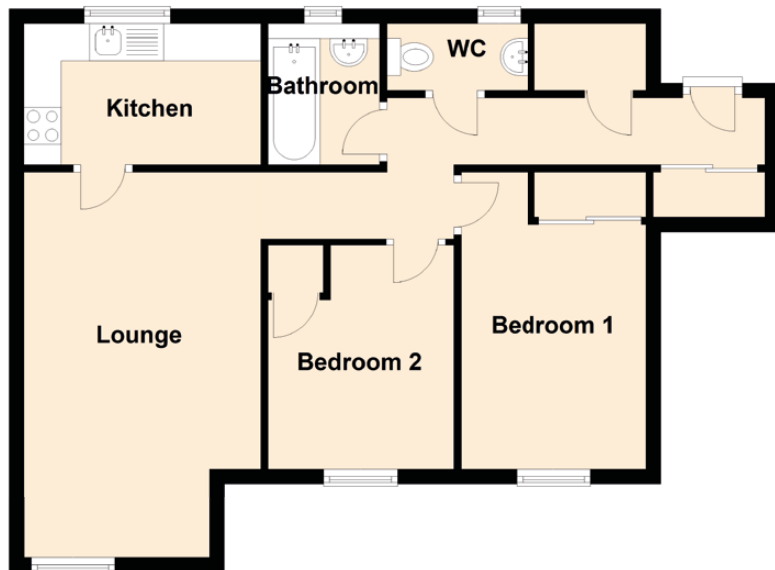
Externally the property is accessed via a well maintained shared close and stairwell with secure door entry system. To the rear of the property is a communal area and residents parking area. McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.

The heating is electric and the windows are double glazed.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.20m (10'6")	Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Kitchen	3.20m (10'6") x 1.90m (6'3")	Bathroom	1.90m (6'3") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 2.50m (8'2")	WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m²): 56m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and appliances.

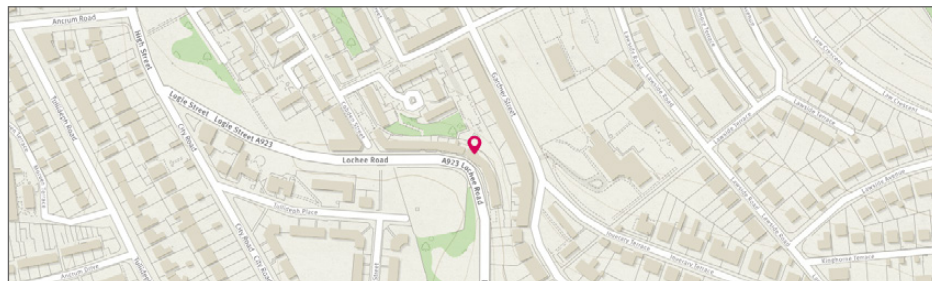


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Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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