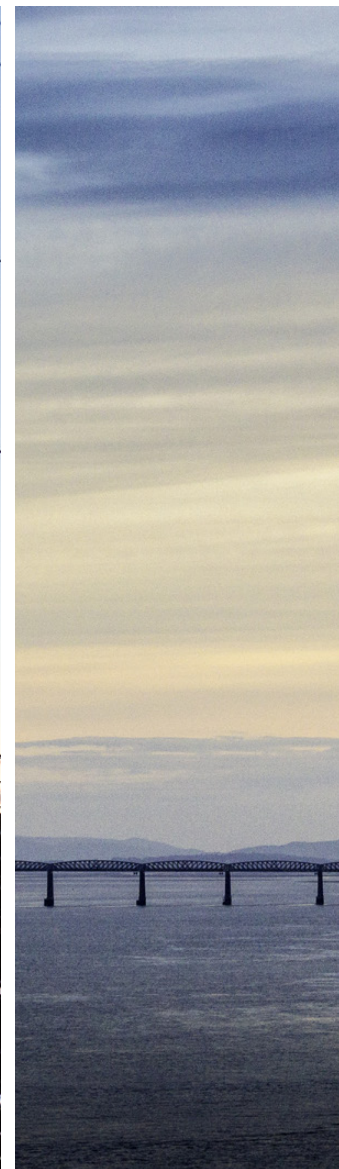





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

1/L, 4 Smith Street
DUNDEE, ANGUS, DD3 8AZ



DUNDEE

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.



1/4, 4 SMITH STREET

WE ARE DELIGHTED TO OFFER ONTO THE OPEN MARKET THIS MOVE-IN CONDITION FIRST-FLOOR, SPACIOUS, DOUBLE BEDROOM FLAT.

The landing leads you into a small entrance porch which leads into the entrance hallway. The living room is a spacious size with front aspect UPVC windows, laminated wood flooring and fireplace. The kitchen enjoys a range of eye and base level units with roll top work surfaces incorporating sink unit with taps. There

is a built-in cooker with hob above and extractor over. Further space for fridge/freezer and plumbing for a washing machine with wall mounted gas fired boiler.

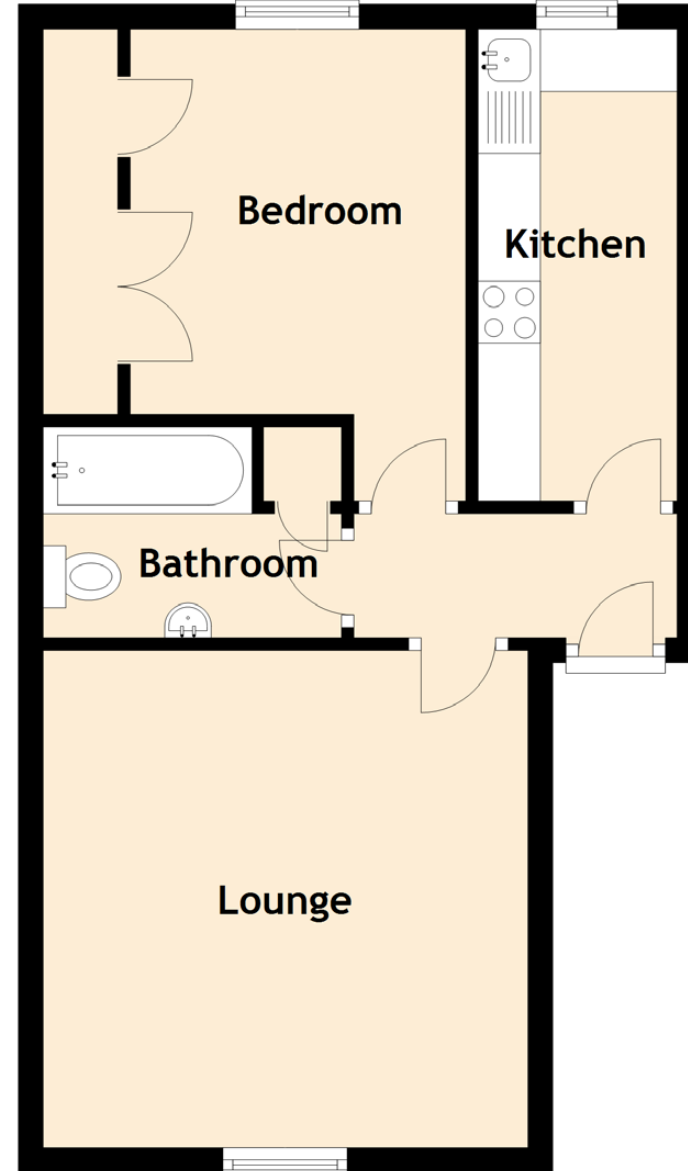
The bedroom is a double in size and has a double built-in cupboard and cupboard housing the boiler. The bathroom is a modern three-piece suite with electric shower over bath.

Parking is available to the front and to the rear is a communal garden with drying area.





SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Bedroom	3.80m (12'6") x 2.70m (8'10")
Kitchen	3.80m (12'6") x 1.60m (5'3")

Gross internal floor area (m²): 42m² | EPC Rating: C

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

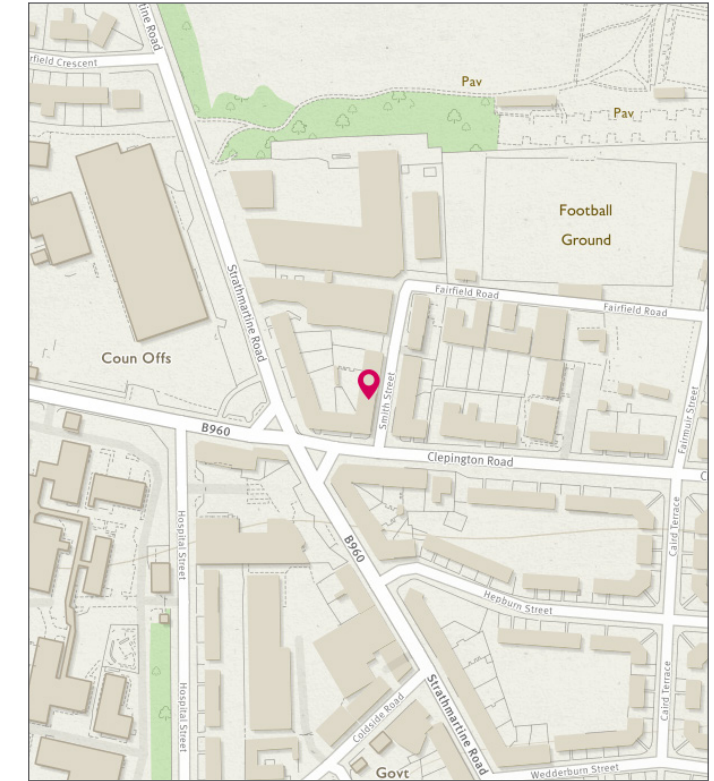


Image credit: <https://www.odinnsurvey.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer