




McEwan Fraser Legal
Solicitors & Estate Agents
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16 Glenprosen Drive

DUNDEE, DD3 8EP



Glenprossen Drive is situated in an established residential estate located north of Dundee City Centre and close to Kings Cross Hospital. Excellent local amenities and facilities can be found within close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach. A wide range of local shops and amenities including schools at both primary and secondary levels are close by. The area is serviced by an excellent bus route with easy access to all parts of the City.

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.

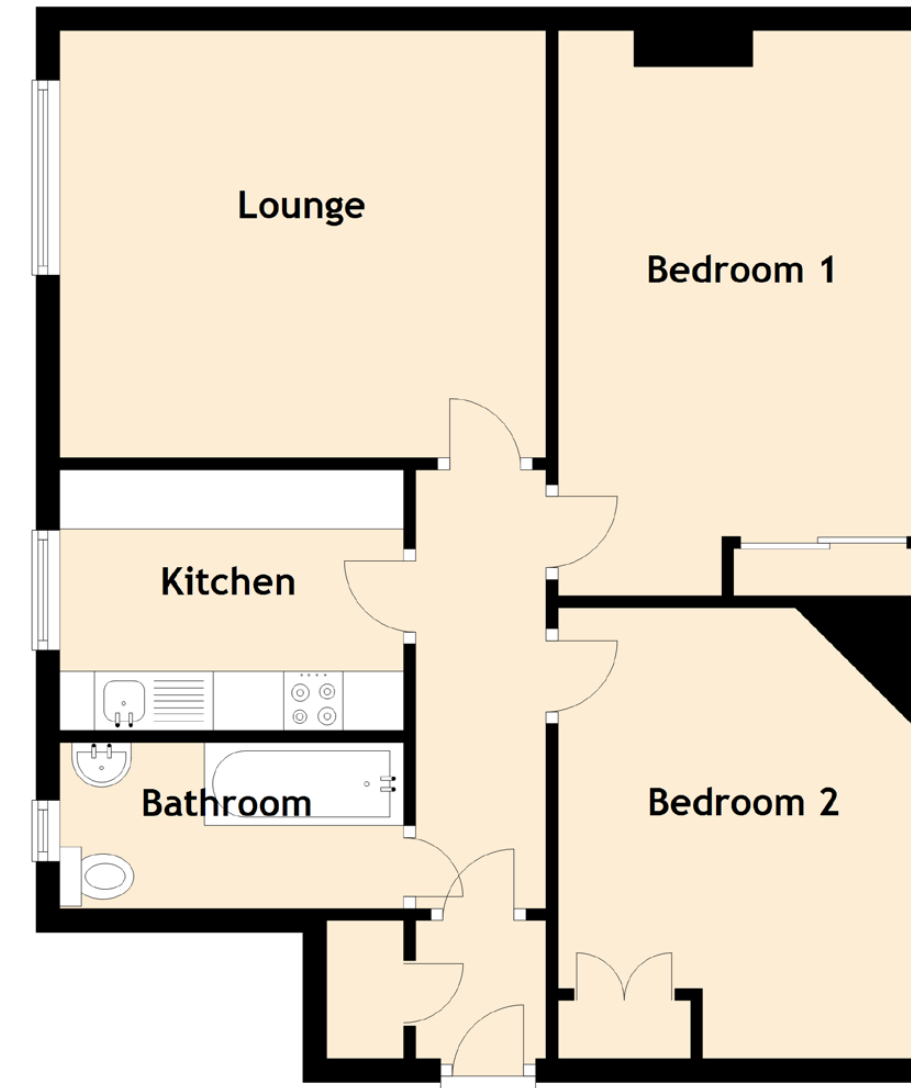


Excellent investment opportunity or first-time purchase! McEwan Fraser is delighted to offer to the market this ground floor, cottage flat forming part of a block of 4 that is well maintained with nice gardens to the back and shared drying green. Set within a popular area near to all local amenities including local schools and shops with a mainline bus service.

Accommodation comprises lounge, two bedrooms, kitchen and bathroom, all on the ground floor. The lounge is carpeted and is flooded with light from the large window to the front of the property. The kitchen is galley style with a free-standing electric cooker and is plumbed for a washing machine. The bathroom offers a three-piece white suite including bath with shower over bath. Two double bedrooms complete the accommodation. This flat is presented in an immaculate condition and sure to please.

Externally there is a private, well-tended garden to the rear and communal drying green. The block is well maintained and ample on-street parking is available. Be quick to view!

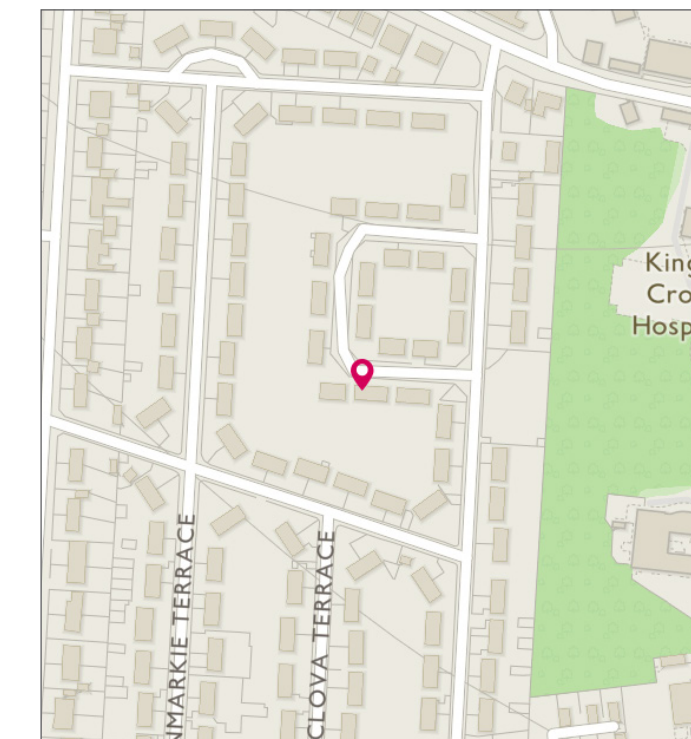




Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.40m (4'7")

Gross internal floor area (m²): 61m² | EPC Rating: C



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Part
Exchange
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Text and description
JAYNE SMITH
Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer