



*Upper cottage flat in a block of four, beautifully maintained inside and out*



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We are delighted to introduce this immaculate, well-equipped two bedroom upper floor flat that is in move-in condition. This home is conveniently located for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities.

Barnes Avenue is an attractive and extremely popular residential area of the city offering an excellent opportunity to young, growing families as well as those looking to downsize or incoming workers to Dundee. The street has undergone major refurbishments to the exteriors of the properties there creating a clean, smart look.

## THE LOUNGE



The property is situated on the first floor of this block of four flats. Freshly decorated and with new carpets this home is ready to walk into with two bedrooms, lounge, kitchen and bathroom.

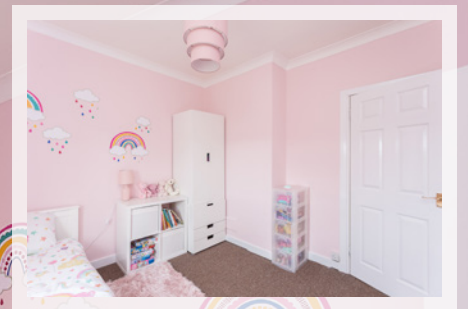
The kitchen is modern and contemporary with stylish fittings and space for a fold-down table.

# THE KITCHEN





# THE BEDROOMS



# THE BATHROOM

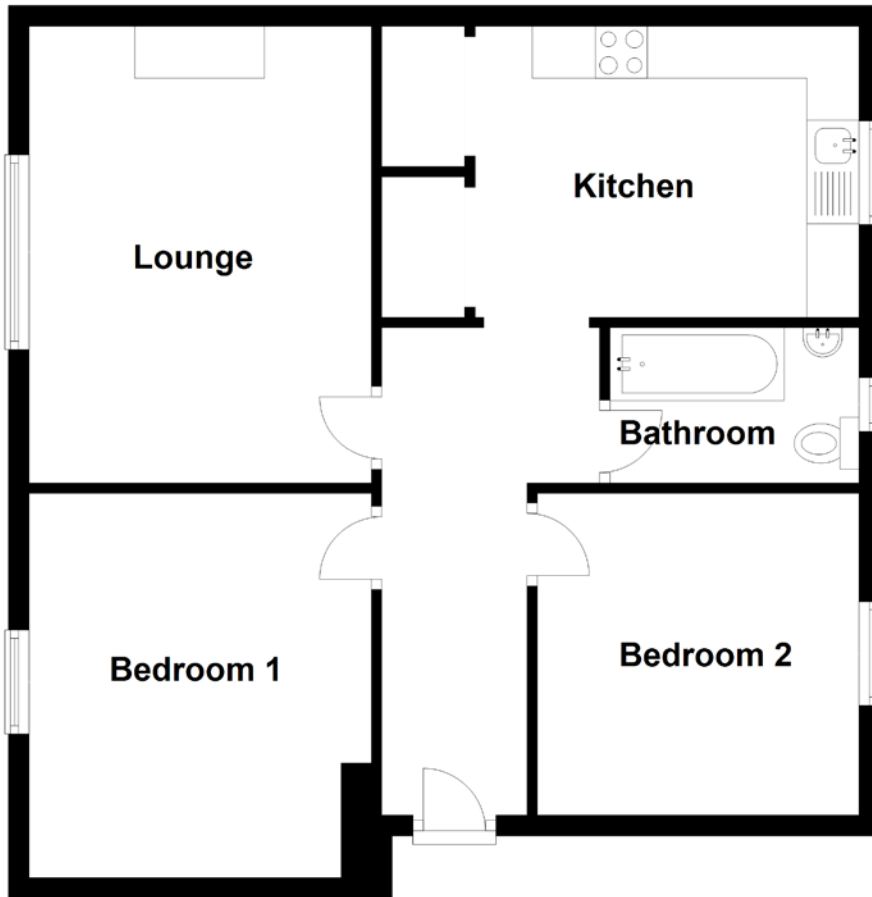


Externally there is a private section of garden to the rear along with access to communal drying green. Be quick!

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



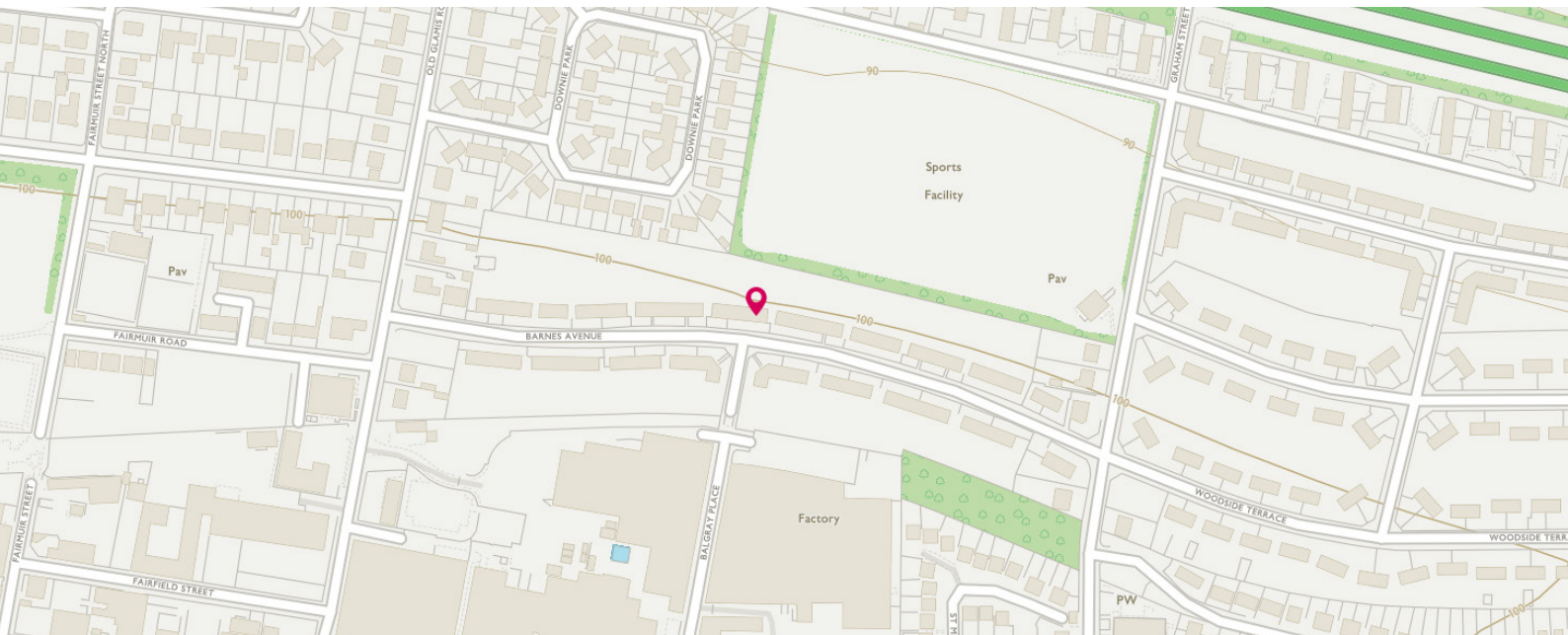
Approximate Dimensions  
(Taken from the widest point)

Lounge 4.40m (14'5") x 3.30m (10'10")  
 Kitchen 3.70m (12'2") x 2.70m (8'10")  
 Bedroom 1 3.70m (12'2") x 3.00m (9'10")

Bedroom 2 3.10m (10'2") x 3.10m (10'2")  
 Bathroom 2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: D



# THE LOCATION



Barnes Avenue sits in a popular area of Dundee with good bus service to the City centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links.

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development. Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college. McEwan Fraser Legal are the main sponsor for the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.

When you choose to sell your property with McEwan Fraser Legal, you will be in very good hands with expert advice, late opening hours, a vast array of websites for maximum online exposure including Rightmove, Zoopla and S1homes along with market-leading professional photographs and property brochures.

  
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