

2J Rosefield Street

DUNDEE, DD1 5PP



THIRD FLOOR SPACIOUS FLAT WITH ONE
DOUBLE BEDROOM AND AN OFFICE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to bring to the market this third-floor, one-bedroom apartment that has been converted from two bedrooms and now offers a small kitchen/diner/office space. The rooms are elegantly proportioned and the property would benefit from a degree of upgrading making this a home you can add your own mark to. The lounge is on a corner giving a great street view. The flat has an urban industrial vibe in décor currently with the use of wood and exposed stone walls. The bathroom holds a bath and toilet along with the wash hand basin. The kitchen has wall and base units laid out in a 'U' fashion and offers a gas hob, an electric oven, and is plumbed for a washing machine. The bedroom has a built-in wardrobe and a window to the front.

2J Rosefield Street



the kitchen

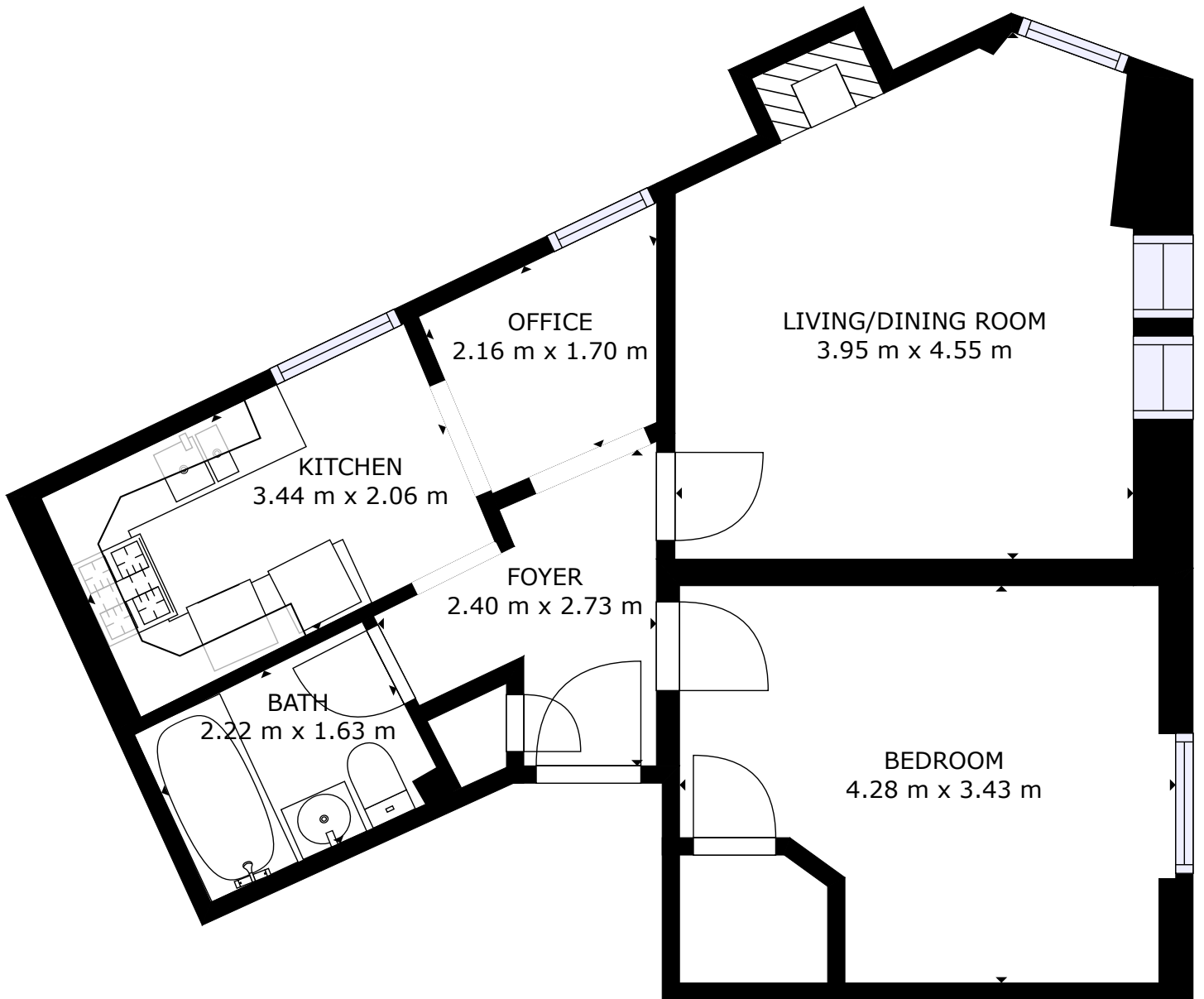




the bedroom







Gross internal floor area (m²): 53m²

EPC Rating: E

Floor Plan



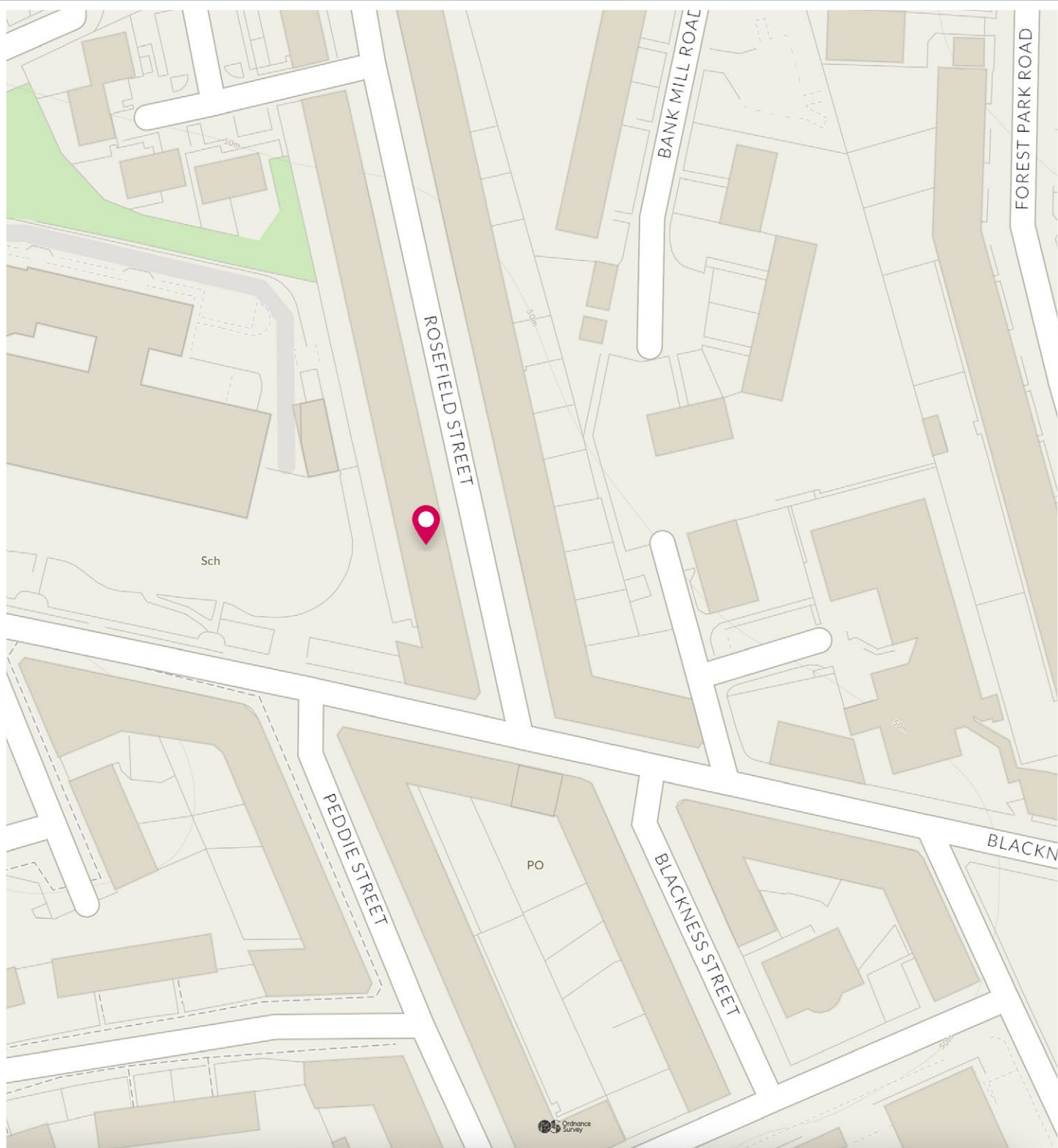


Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

Dundee has two world-class universities, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.