

# Flat 15, 8 Tait's Lane

DUNDEE, DD2 1EB



*FABULOUS TWO-BEDROOM,  
SECOND-FLOOR FLAT*



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McEwan Fraser is delighted to offer to the market this beautifully presented two-bedroom property with great views over the city.

The property is located on the second floor and access is via an external staircase. The accommodation is a spacious 58 sq metres (approx.) and comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It has its own main door. The lounge has a feature fireplace and a lovely deep window recess. The flooring is modern and contemporary, as is the décor. There is ample room for a small dining table and chairs as well as soft furnishings. The kitchen offers a range of floor and wall height units with contrasting worktops and a tiled backsplash. There is an electric hob and a built-under oven. The bathroom is a white, three-piece, suite with a shower over the bath and a folding glazed screen. Both bedrooms benefit from built-in wardrobes.

Externally there is a shared garden and parking is available nearby.

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**The Lounge**







**The Kitchen**











**Bedroom 1**

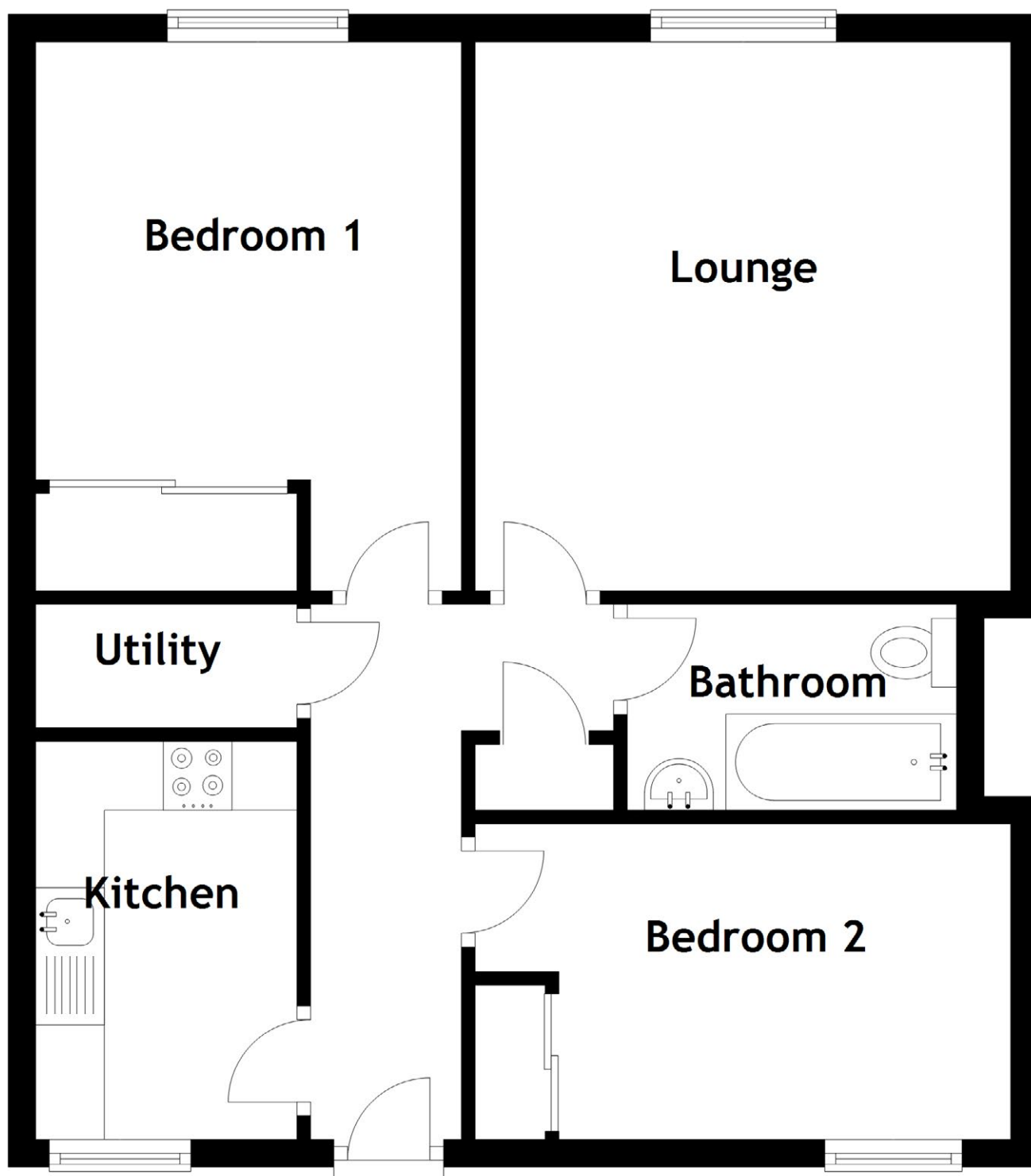






**Bedroom 2**





Approximate Dimensions

(Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")	Utility	1.90m (6'3") x 0.90m (2'11")
Kitchen	2.90m (9'6") x 1.90m (6'3")	Gross internal floor area (m <sup>2</sup> ): 58m <sup>2</sup> EPC Rating: D	
Bedroom 1	4.00m (13'1") x 3.10m (10'2")		
Bedroom 2	3.90m (12'10") x 2.30m (7'7")		
Bathroom	2.40m (7'10") x 1.50m (4'11")		









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Situated in the West End of Dundee, Tait's Lane is located in a well-established and sought-after residential area approximately three-quarters of a mile from the west of the City Centre and within good proximity to both Ninewells and Royal Victoria Hospital. 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 and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

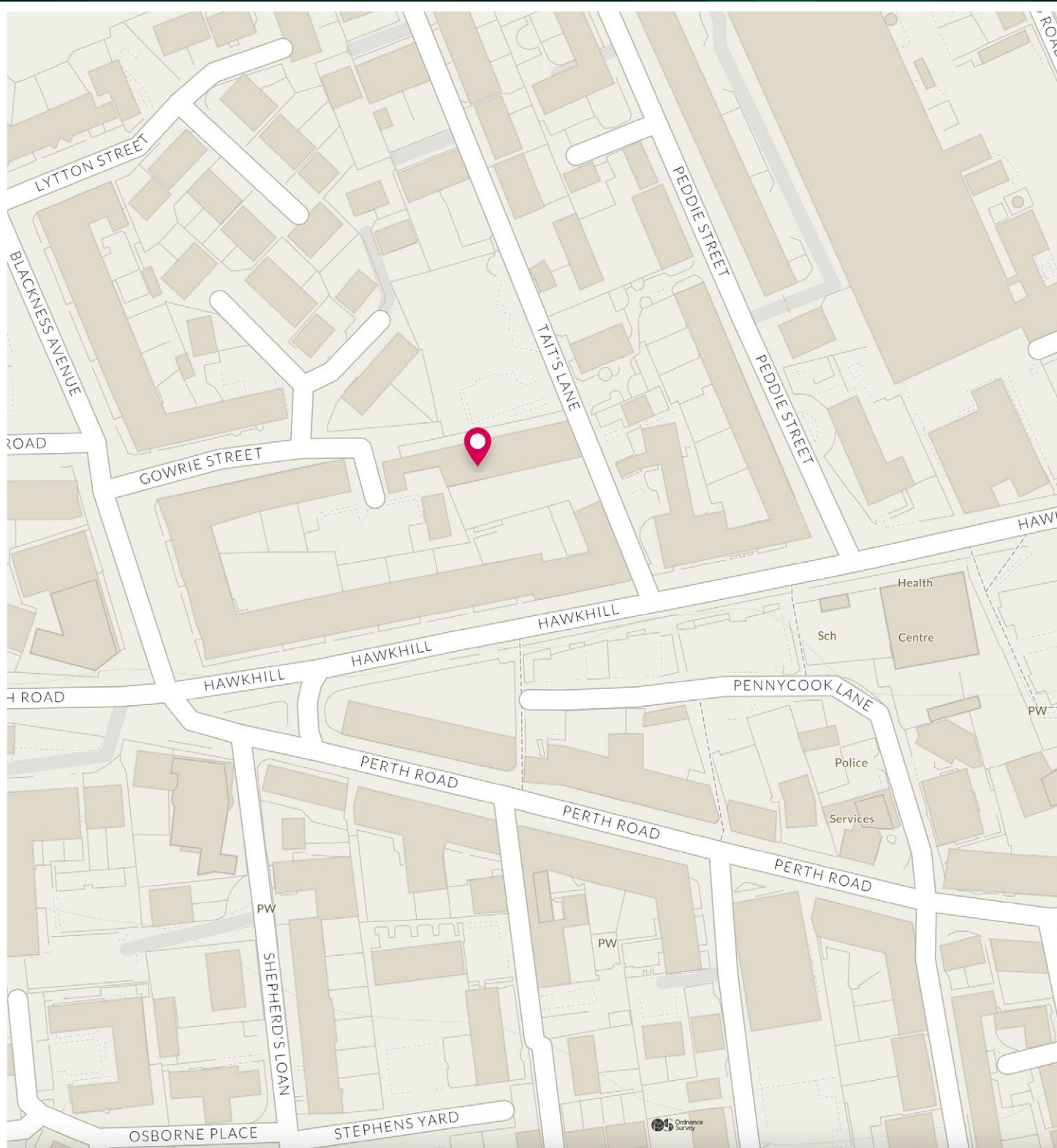
Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family

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