



*BEAUTIFULLY PRESENTED FIRST  
FLOOR FLAT IN A CENTRAL LOCATION*



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McEwan Fraser Legal is delighted to offer part exchange. Step into contemporary elegance with this spacious and well-presented three-bedroom first-floor flat, a haven of comfort and style that invites you to experience modern living at its finest.

The lounge, with its front-facing window, bathes the room in natural light, creating a bright and airy ambience. The kitchen, a culinary delight, not only boasts ample space but also provides a perfect setting for dining, making it the heart of this inviting flat. The bathroom, adorned in a modern style with sleek wet wall panels and chic vanity units, offers a spa-like retreat, complete with a shower over the bath. Every detail has been thoughtfully curated, ensuring both functionality and aesthetics.

Storage solutions abound, catering to the practical needs of daily living, while communal grounds to the rear offer a pleasant outdoor space for relaxation and leisure. Plentiful on-street parking ensures convenience for residents and guests alike.

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**Bedroom 1**





**Bedroom 2**



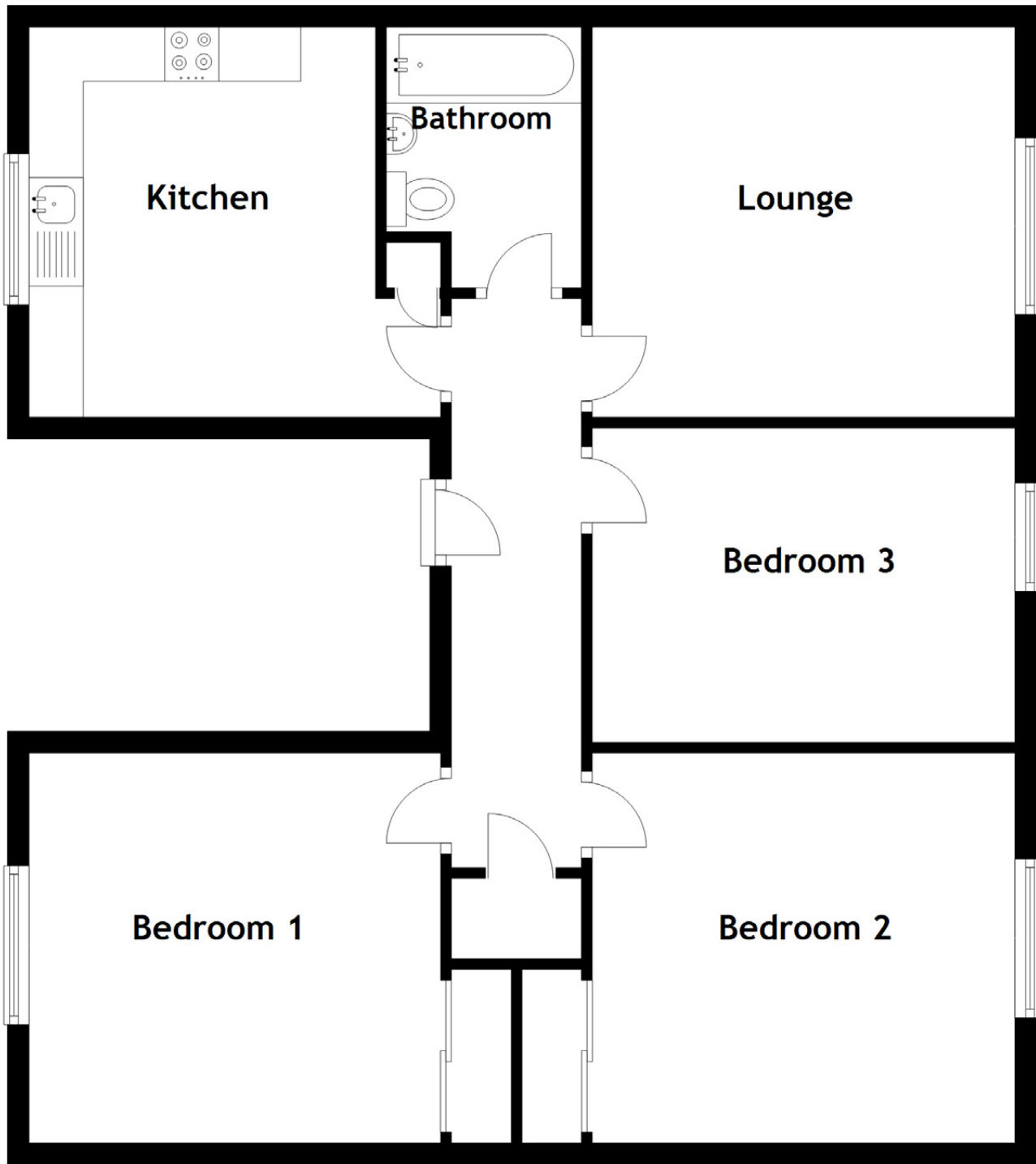


**Bedroom 3**









### Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.60m (11'10")	Bathroom	2.40m (7'11") x 1.80m (5'11")
Kitchen	3.60m (11'10") x 3.20m (10'6")	Gross internal floor area (m <sup>2</sup> ): 81m <sup>2</sup> EPC Rating: C	
Bedroom 1	3.80m (12'6") x 3.60m (11'10")		
Bedroom 2	3.90m (12'10") x 3.60m (11'10")		
Bedroom 3	3.90m (12'10") x 2.90m (9'6")		

This first-floor flat is not just a residence; it's an opportunity to embrace a lifestyle where modern convenience meets timeless charm. The spacious layout, stylish finishes, and thoughtful design make it a canvas ready for your personal touch.

With its great location and thoughtful amenities, this three-bedroom flat is poised to offer a lifestyle that combines comfort, style, and convenience. Don't miss the chance to make it your own – contact us today to arrange a viewing and step into the modern elegance that awaits in this inviting home.





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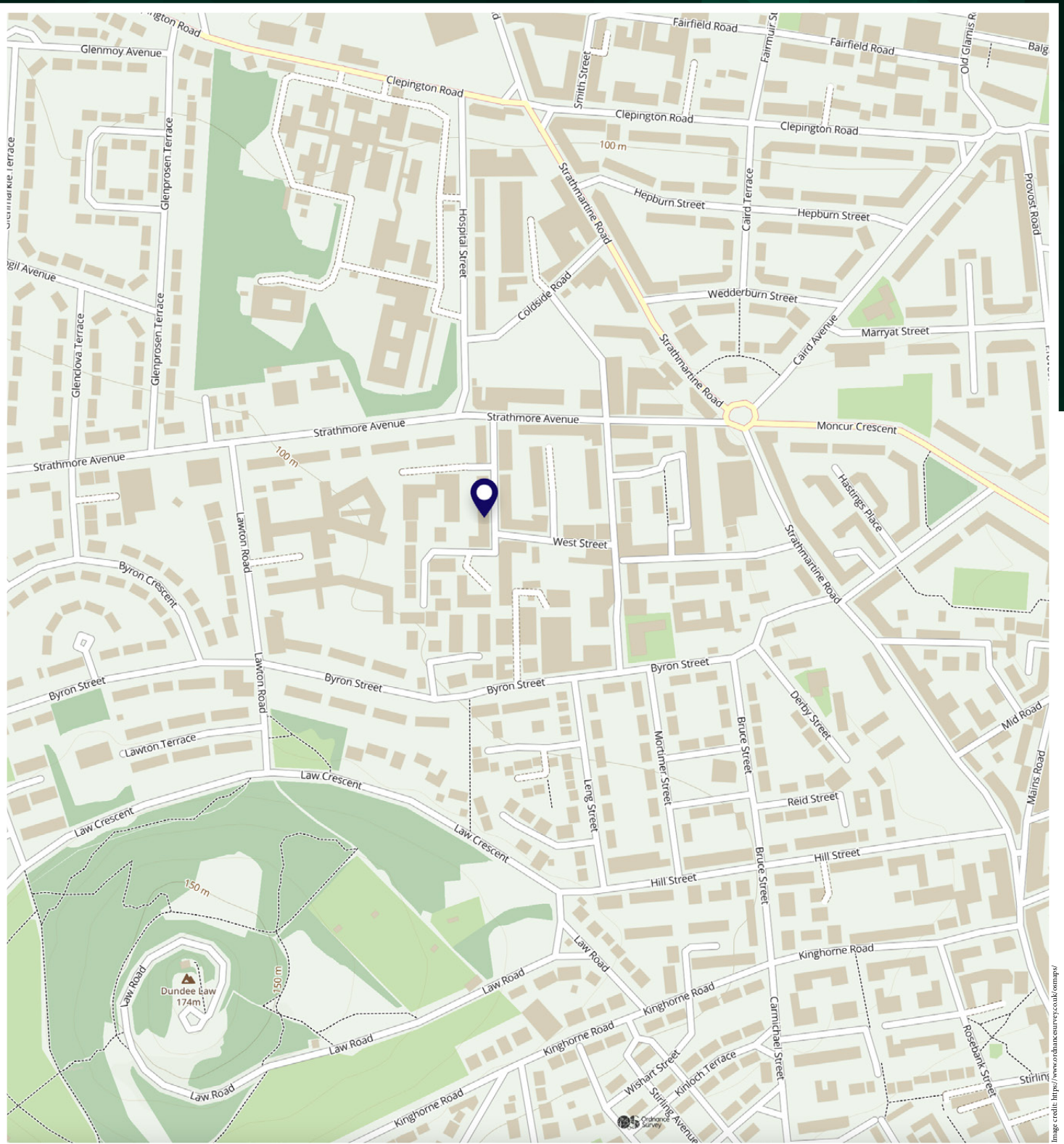
Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. 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.

Dundee 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.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

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