



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**7 Gannochie Terrace**

DUNDEE, DD4 7LZ



# AREA

**DUNDEE**

ANGUS



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.





# 7

## GANNOCHIE TERRACE

DUNDEE



7 Gannochie Terrace is a delightful ground-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition.

Access is to the side of the building into an internal vestibule leading up to the hallway. The bright and spacious lounge is pleasantly located to the front of the property, with feature windows flooding the room with natural light and a handy storage space. The kitchen/dining room has ample floor and wall units with views to the secluded gardens. There are two good-sized bedrooms which are all double in size, with the master bedroom benefiting from two storage cupboards. The modern family bathroom completes the accommodation.

The property benefits from double glazing, gas central heating, and ample street parking. Viewing is recommended to appreciate the accommodation on offer.

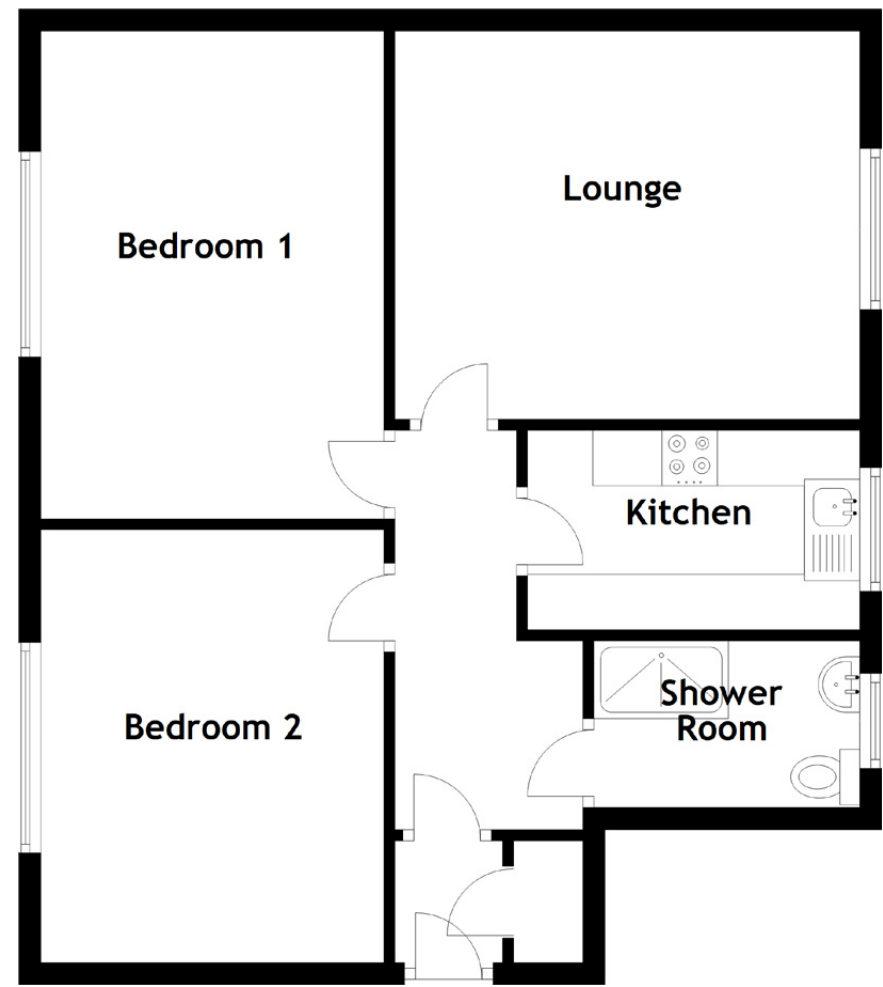






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 1.80m (5'11")
Bedroom 1	4.40m (14'5") x 3.10m (10'2")
Bedroom 2	3.90m (12'10") x 3.10m (10'2")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>  
EPC Rating: C

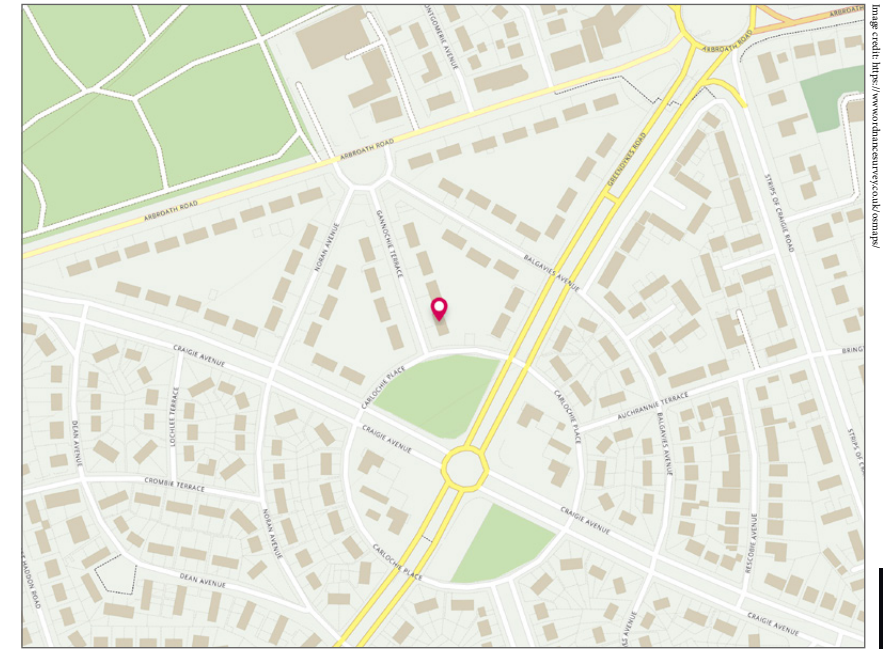


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