

# 12 Carlochie Place

DUNDEE, DD4 7LY



*Two-bedroom upper cottage flat presents a blend of comfort, convenience, and character*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Introducing a delightful opportunity to acquire a two-bedroom upper cottage flat, this property embodies comfort and practicality. Situated in a sought-after location, this flat boasts an array of features that create a welcoming and convenient living space.

# THE LOUNGE



Step into the spacious lounge, where the presence of two front-facing windows invites natural light to dance across the room. The feature fireplace adds a touch of character, making this a cosy haven to unwind in.

Connected to the lounge, the kitchen proves itself to be the heart of this home. Well-stocked with units, it's a space where culinary creativity thrives. The thoughtful inclusion of a prized pulley for washdays adds a dash of practicality.

# THE KITCHEN





The accommodation is completed by two bedrooms. The bedroom with built-in wardrobes adds a practical touch, catering to your storage needs. The adjacent shower room enhances convenience, providing a functional space.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

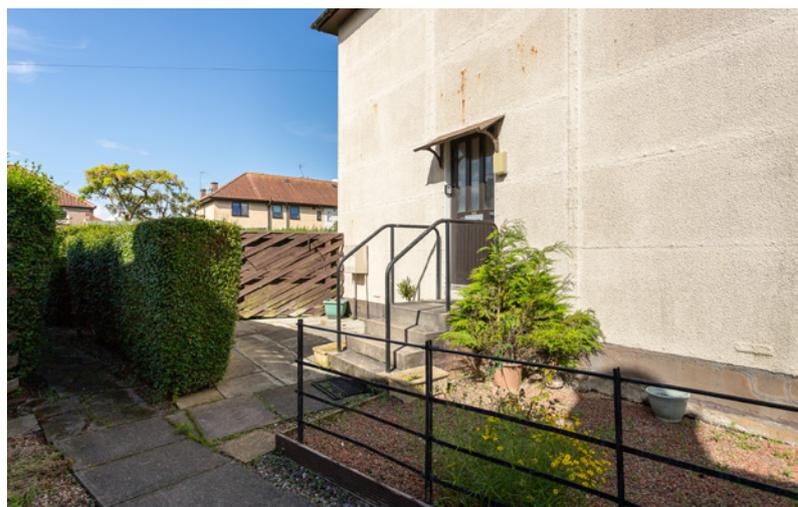


A lovely enclosed garden awaits at the rear of the property, offering an outdoor sanctuary for relaxation and leisure. On-street parking is generously available, ensuring that you'll never face the challenge of finding a space.

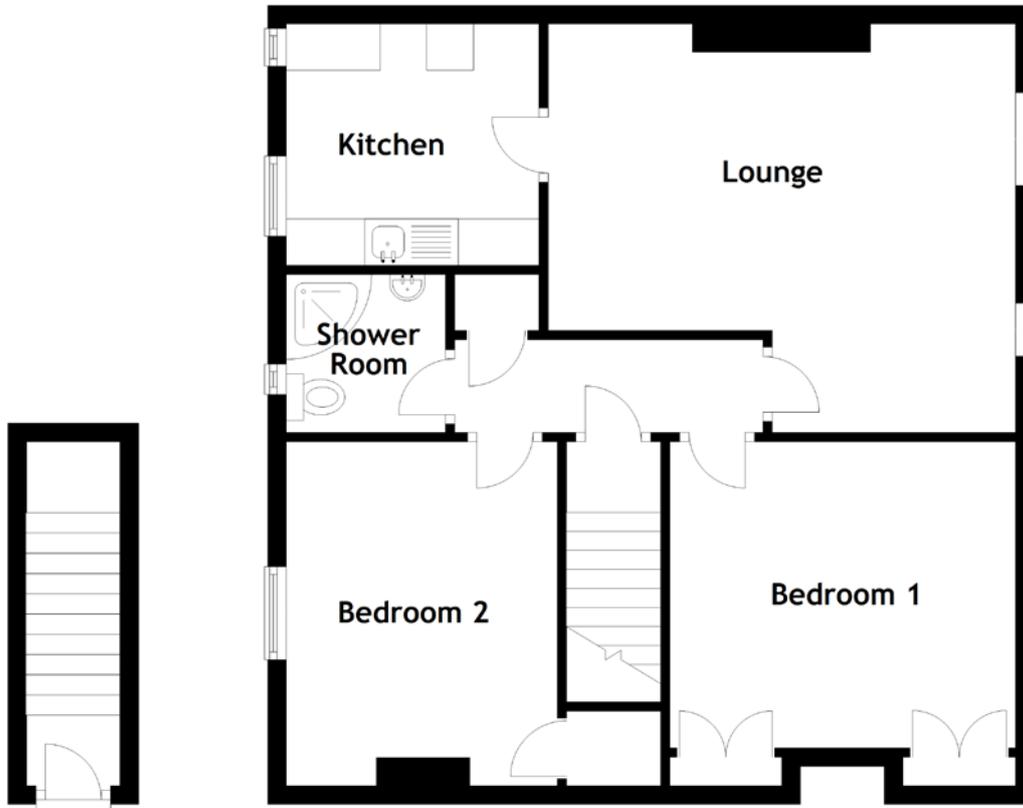
This home is not only well presented but has also been freshly painted, lending it a renewed charm. A notable advantage is the absence of an onward chain, streamlining the path to making this property your own.

In summary, this two-bedroom upper cottage flat presents a blend of comfort, convenience, and character. With its spacious lounge, practical kitchen, and a charming garden, this property beckons those seeking a home that's both inviting and functional. Contact us today to arrange a viewing and explore the potential of making this welcoming flat your own.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

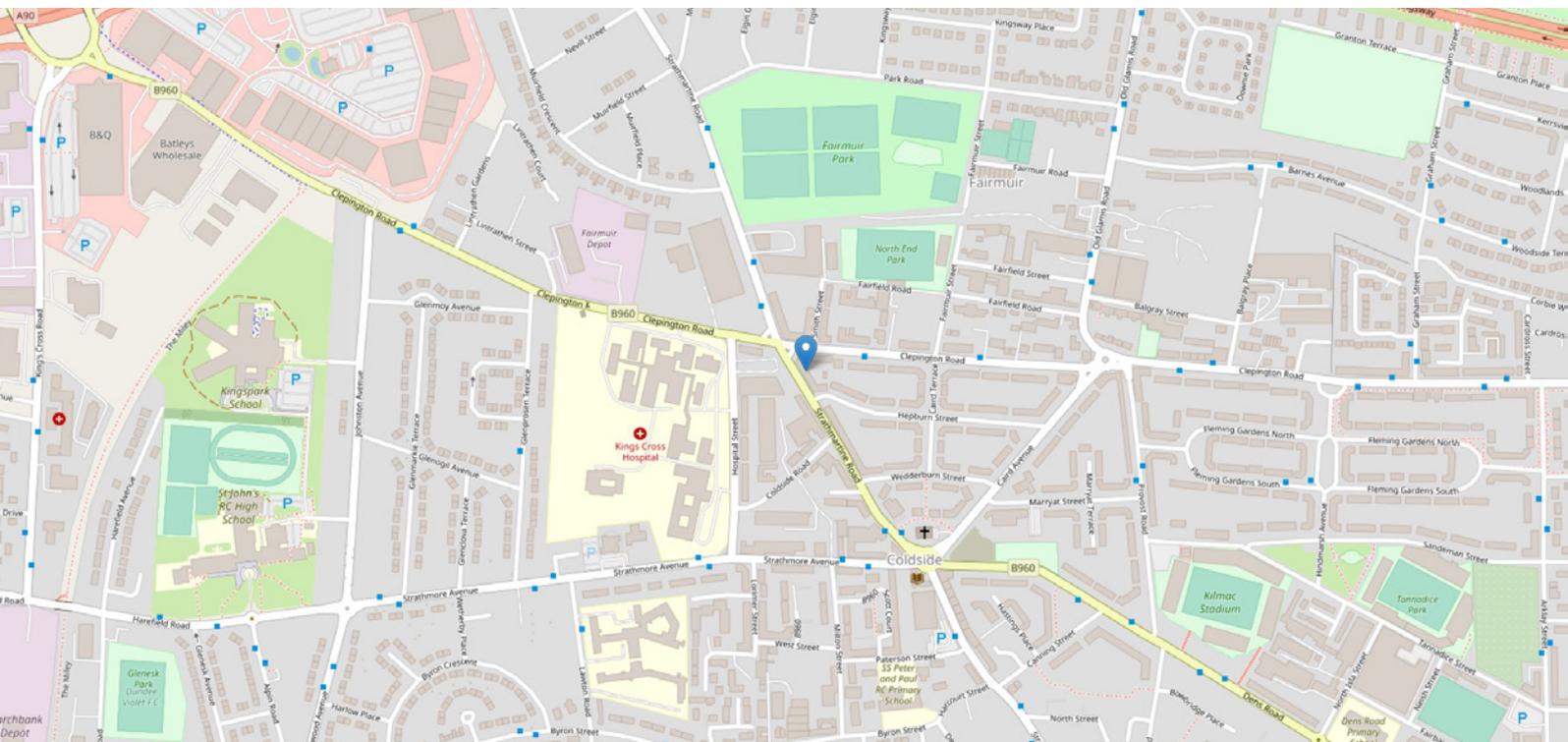


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.30m (14'1") x 4.00m (13'1")  
 Kitchen 3.60m (11'10") x 1.10m (3'7")  
 Utility 1.30m (4'3") x 1.30m (4'3")

Bedroom 1 4.00m (13'1") x 3.40m (11'2")  
 Bedroom 2 3.60m (11'10") x 3.50m (11'6")  
 Bathroom 2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

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, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee Airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some eleven minutes away and the heart of the desirable Broughty Ferry is a five-minute drive. Ninewells is a highly-rated hospital with some of the world's leading researchers and facilities. Dundee is Scotland's fourth largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
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.