



*GENEROUS DOUBLE BEDROOM
TOP FLOOR FLAT*



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This top-floor, large double bedroom flat offers an excellent living space, conveniently situated close to local amenities. Access to the building is secure, provided via the main entrance door, and the property enjoys open-plan rear garden grounds available for communal use.

Inside, the flat is equipped with UPVC double glazing throughout and benefits from gas-fired central heating, ensuring comfort and energy efficiency. The spacious living room, with its front aspect, provides a welcoming and versatile area for relaxation and entertaining.





The kitchen/breakfast room features a range of cupboards, a 1.5 sink and drainer, and a fitted oven with a gas hob above. There is also space for a washing machine, an under-counter fridge and freezer, and a table and chairs, making it a practical and well-equipped kitchen.





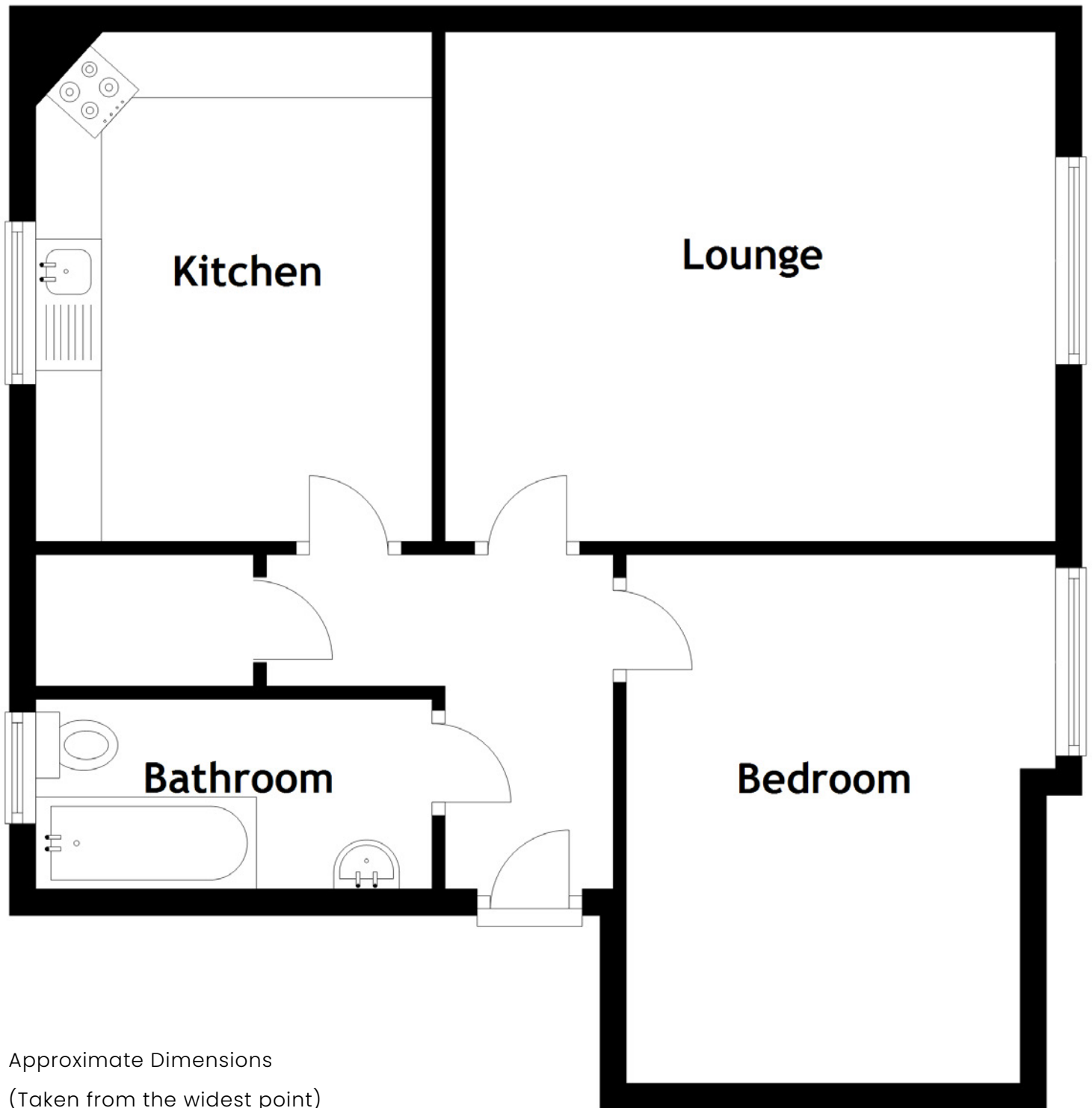
The generously sized bedroom offers ample space for various furniture layouts, allowing for a personalized and comfortable living space.





Off the hallway, a walk-in cupboard houses the boiler, adding to the property's storage solutions. The accommodation is completed by a three-piece bathroom suite with an electric shower over the bath, providing modern convenience and style.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.65m (15'3") x 3.88m (12'9")
Kitchen	3.88m (12'9") x 3.02m (9'11")
Bedroom	4.02m (13'2") x 3.27m (10'9")
Bathroom	3.02m (9'11") x 1.44m (4'9")

Gross internal floor area (m²): 55m²

EPC Rating: D



Parking is available on the street to the front of the property, adding to the ease of living in this well-located flat. This property represents an ideal first-time purchase or a buy-to-let option for an investor, offering a blend of space, convenience, and modern amenities. An internal viewing is highly recommended to fully appreciate the potential and appeal of this delightful flat.





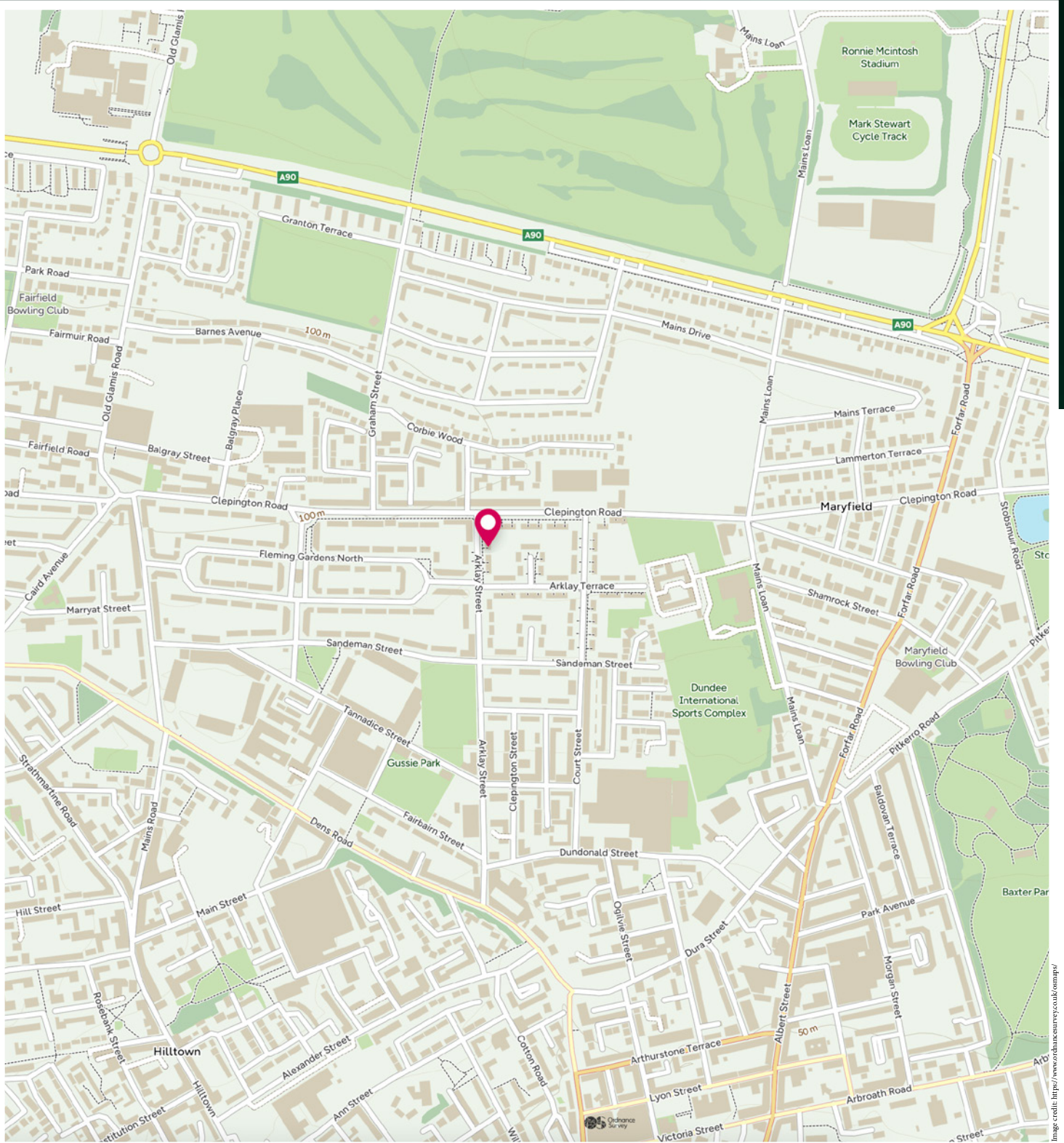
Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

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.

The Location



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