

42 Yeamans Lane

DUNDEE, DD2 3EJ



An opportunity to improve this spacious property by upgrading the kitchen and bathroom, and some decorating



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McEwan Fraser Legal is delighted to present this spacious first-floor flat offering well-proportioned accommodation, ideal for a variety of needs.

THE LOUNGE



The property comprises two generous double bedrooms, a bright and comfortable lounge, and a sizeable dining kitchen. While the kitchen and bathroom would benefit from some upgrading, the flat presents an excellent opportunity to personalise and modernise to individual taste.

THE KITCHEN





Recent external insulation, installed by the local authority, has improved the property's energy efficiency. Space heating is provided via a community system, with radiators fitted with individually controlled thermostatic valves throughout the main rooms. The heating unit is neatly housed within the hall store.

THE BATHROOM



BEDROOM 1



BEDROOM 2



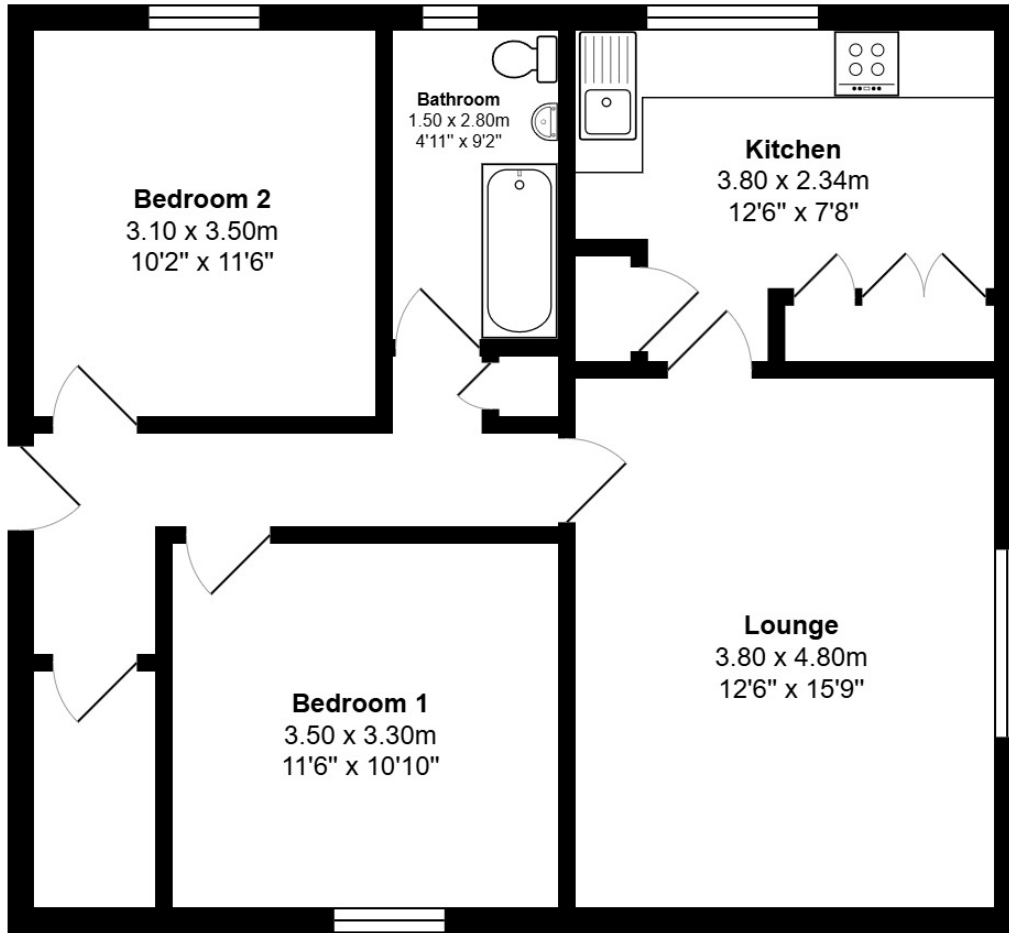
Externally, the property enjoys ample parking to the front of the building and access to communal garden areas at the rear. Located in a convenient area with good access to local amenities, transport links, and open green spaces, this property offers excellent potential for comfortable living in a popular location.

Viewing is highly recommended to appreciate the space and possibilities this home offers.

EXTERNALS

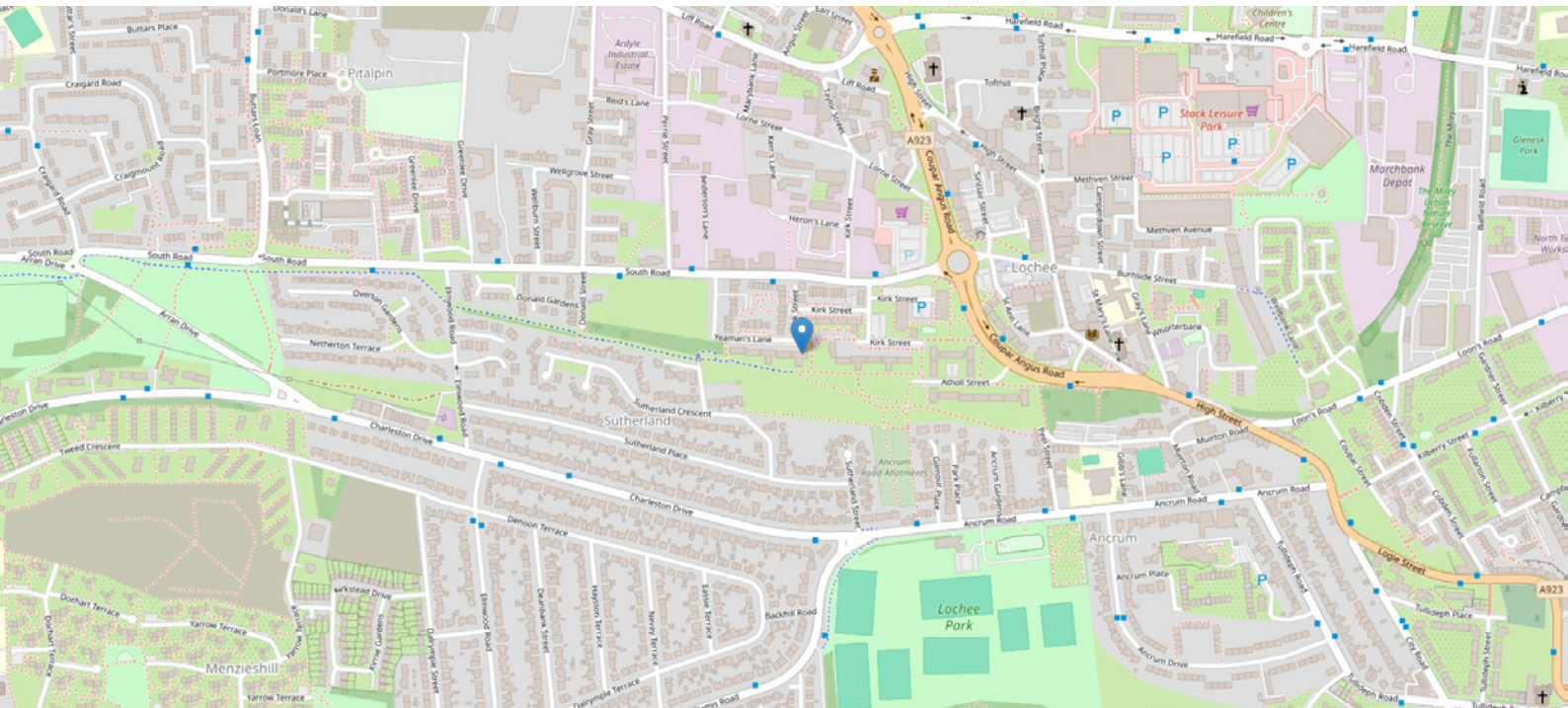


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: C



THE LOCATION

Located in the popular Lochee area of Dundee, this property benefits from a wide range of local amenities, including shops, supermarkets, cafes, and leisure facilities, all within easy walking distance. The nearby Lochee High Street offers convenient everyday shopping, while larger retail options are available at the nearby Stack Leisure Park and Kingsway Retail Park.





The area is well-served by public transport links, providing easy access to Dundee city centre, universities, and surrounding areas. Major road links, including the A90, are easily accessible, making this an ideal location for commuters.

Lochee is undergoing ongoing regeneration and investment, enhancing the appeal of the area. Residents also enjoy access to a range of outdoor spaces, including Balgay Park and Victoria Park, offering pleasant green spaces for walking and recreation.

This location combines convenience, good transport connections, and access to local amenities, making it a practical and appealing place to live within the city of Dundee.



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