

G/L, 4 Wedderburn Street

DUNDEE, ANGUS, DD3 8BX



*BRIGHT GROUND-FLOOR 1-BED FLAT IN DUNDEE
WITH OPEN-PLAN KITCHEN/LIVING ROOM*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to bring to the market this bright and well-presented one-bedroom ground-floor flat, ideally located within walking distance of Dundee City Centre. The property benefits from ample on-street parking to the front.

Upon entering the property, you are greeted by a welcoming hallway that leads into a spacious open-plan living room and kitchen. This bright, airy space features fresh décor and charming period details, including original plaster cornicing and a ceiling rose, adding a touch of character to the modern finish.

The Property

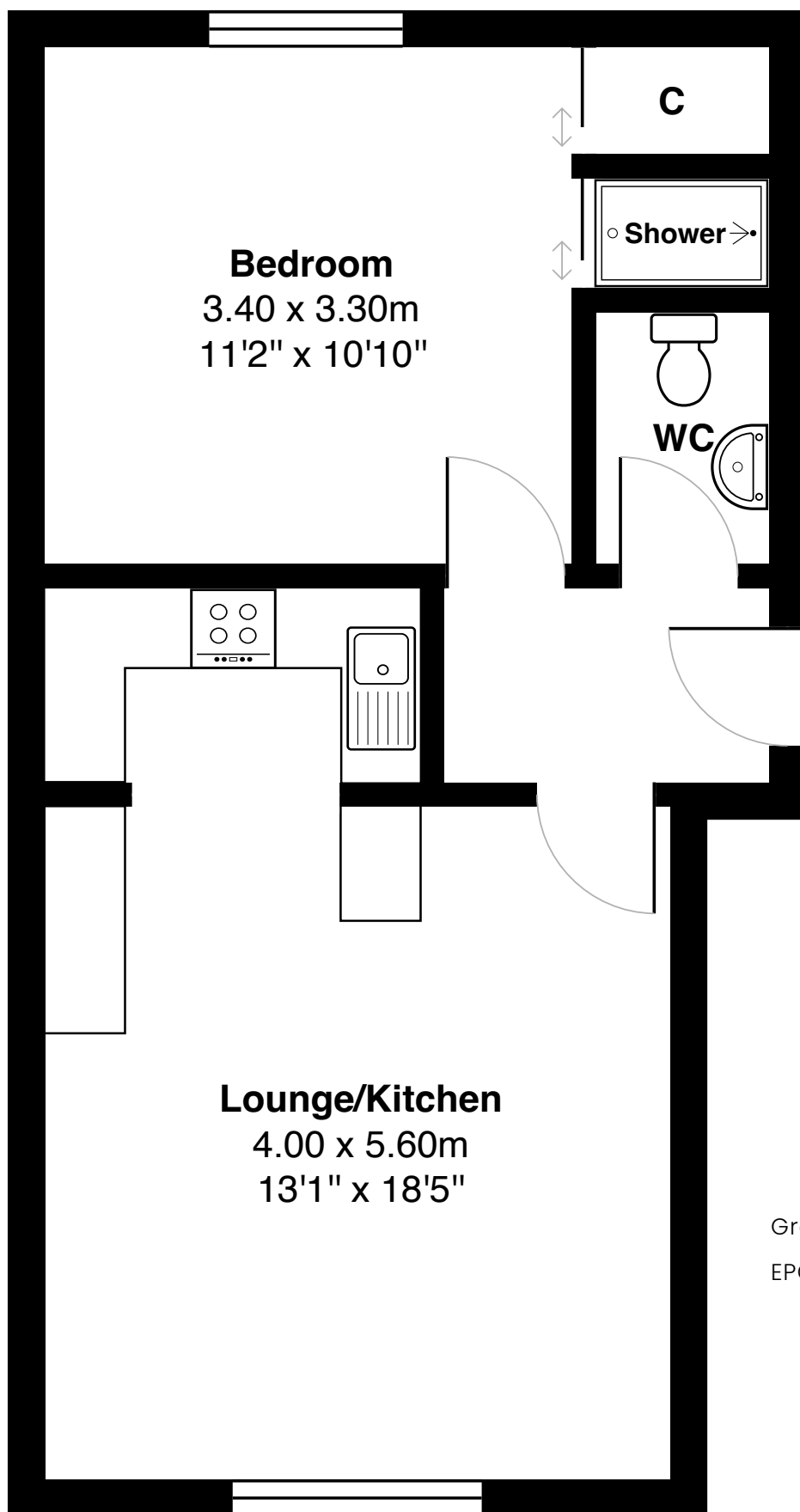




To the right of the hallway, you'll find a WC and a generous double bedroom with built-in storage space. From the bedroom, there is direct access to a separate shower, offering a convenient and private setup.





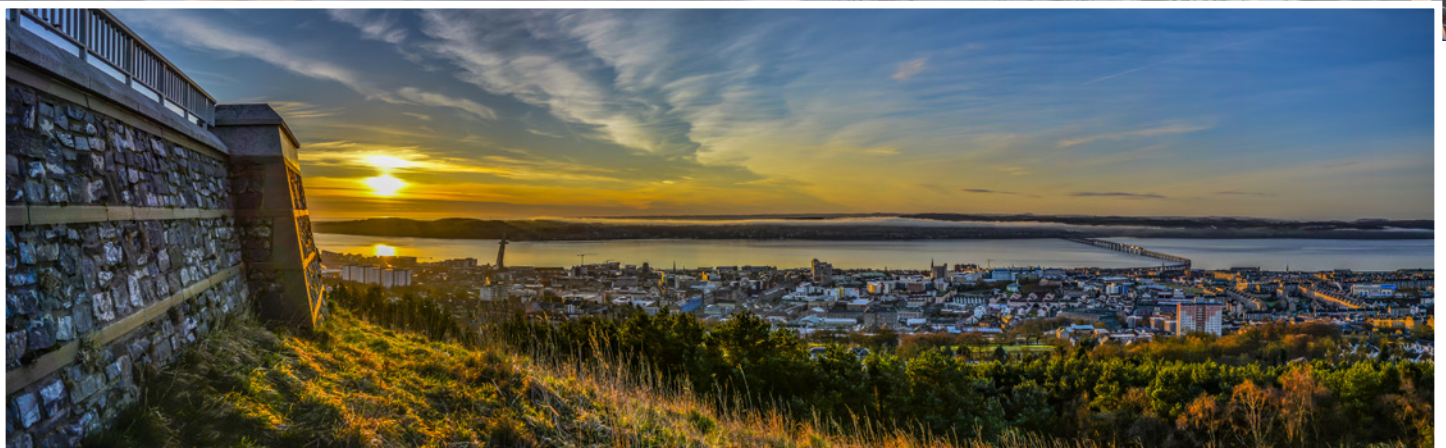


Externally, residents benefit from a communal rear garden, ideal for pets or outdoor drying.

The property is within easy walking distance of Dundee's City Centre, where you'll find both universities, a range of shops, cafés, and excellent transport links.

Early viewing is highly recommended.



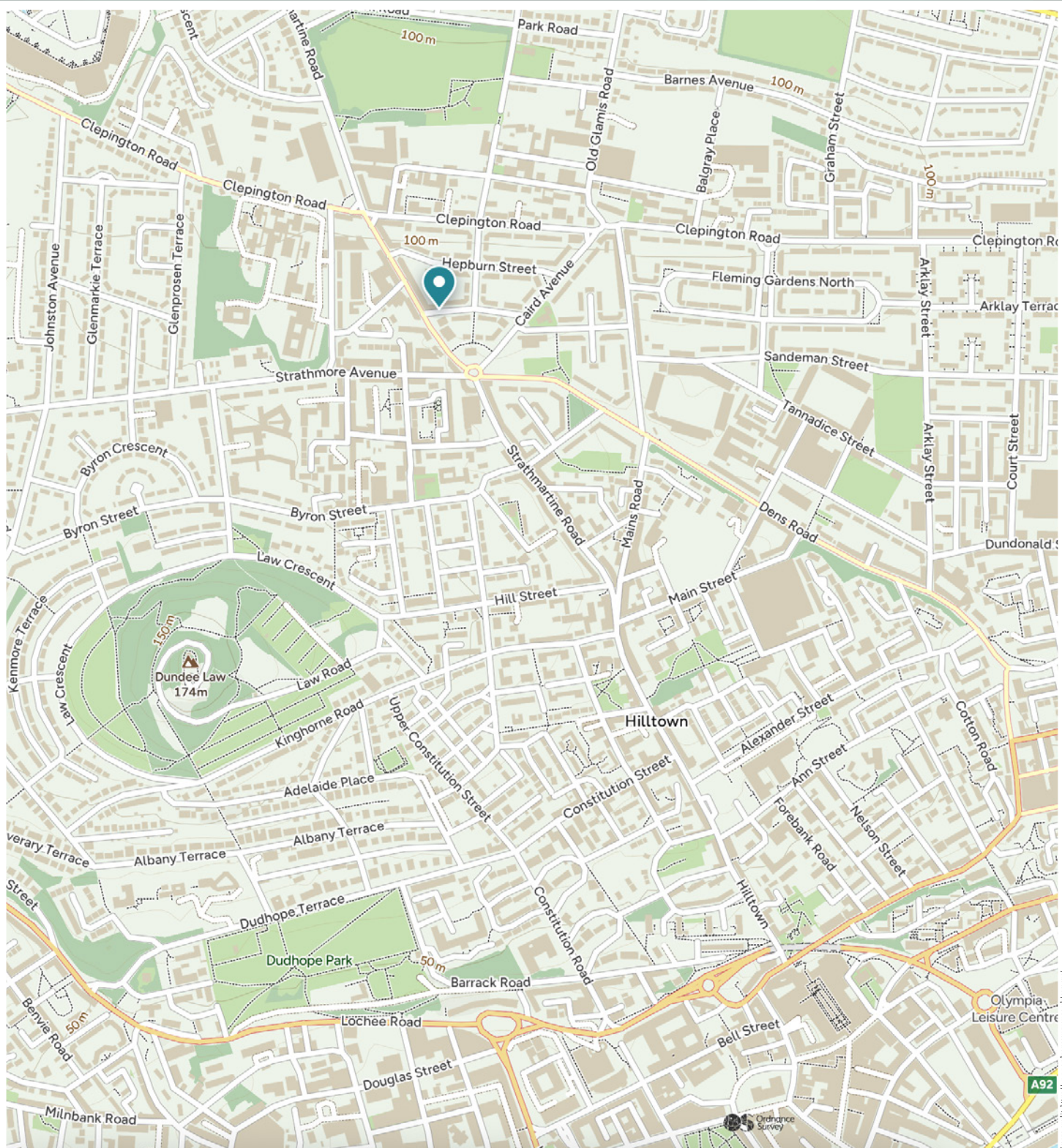


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ALICE CAMERON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.