



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 21 Dalglish House**

2 SCRIMGEOUR PLACE, DUNDEE, ANGUS, DD3 6TU

# DUNDEE



The City of Discovery commonly known as Dundee has been enjoying a lot of redevelopment and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront.

This includes the V&A Museum of Design Dundee and Ninewells, a highly rated hospital with some of the world's leading researchers and facilities. This coupled with two world-class universities, some very good schools and a leading further education college. We have recently agreed again to sponsor Dundee FC and help put money back into the community while improving our name awareness throughout the city.



# FLAT 21 DALGLEISH HOUSE



We are delighted to offer onto the open market this spacious top floor three double bedroom apartment. The apartment sits as part of this exclusive development in the city centre with a single garage, secure parking for visitors and secure door access to the property. This particular flat sits on the top floor with its own private balcony and views over the city towards Fife and over the Tay. There is no lift within the converted building and the monthly rates including building insurance are £104 per calendar month.

You gain access to the flat via a secure entry phone system. Climb the stairs to the top where the main door to the flat is located on the left. You enter a spacious hallway with access to all rooms. The living room/dining room is found on the right where the balcony can be located and a further storage cupboard. The living room area is spacious with good lighting and ample space for various furniture layouts. The kitchen/breakfast room can be located on the opposite side of the hallway. The kitchen is ample with a modern range of units, washing machine, tumble dryer, cooker and fridge/freezer. There is a three-piece bathroom suite with shower over bath. Finally, there are three good sized bedrooms some with fitted wardrobes offering hanging space and shelving. The master bedroom has an ensuite three-piece shower room suite and two of the rooms have views over the city. There is a loft space accessed from the hallway for additional storage. This would make a great investment opportunity as the site is prime for students. An internal inspection is highly recommended to appreciate the space and views on offer.



"...THIS PARTICULAR FLAT SITS ON THE TOP FLOOR WITH ITS OWN PRIVATE BALCONY AND VIEWS OVER THE CITY TOWARDS FIFE AND OVER THE TAY..."

# BEDROOMS & BATHROOMS

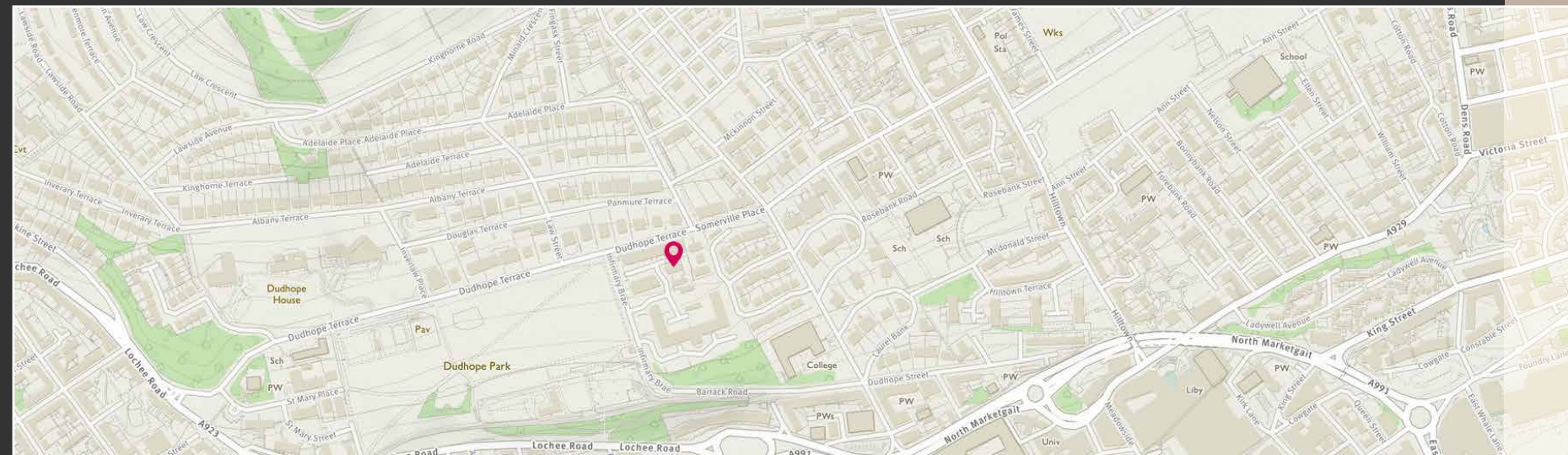


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.30m (20'8") x 4.32m (14'2")
Kitchen	4.70m (15'5") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 3.71m (12'2")
En-suite	2.70m (8'10") x 1.70m (5'7")
Walk in Wardrobe	2.70m (8'10") x 1.60m (5'3")
Bedroom 2	4.50m (14'9") x 3.91m (12'10")
Bedroom 3	4.50m (14'9") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>

EPC Rating: C






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