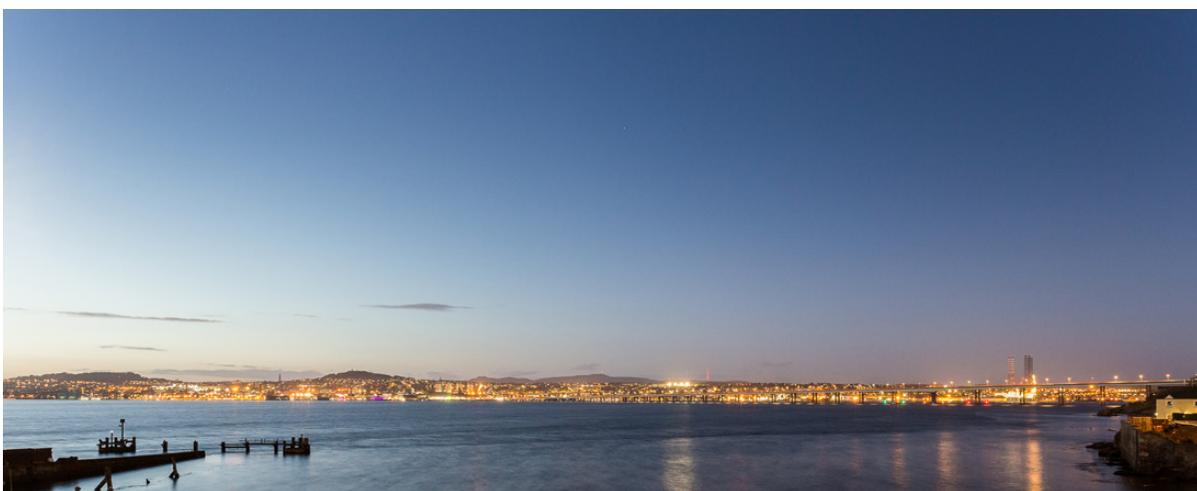
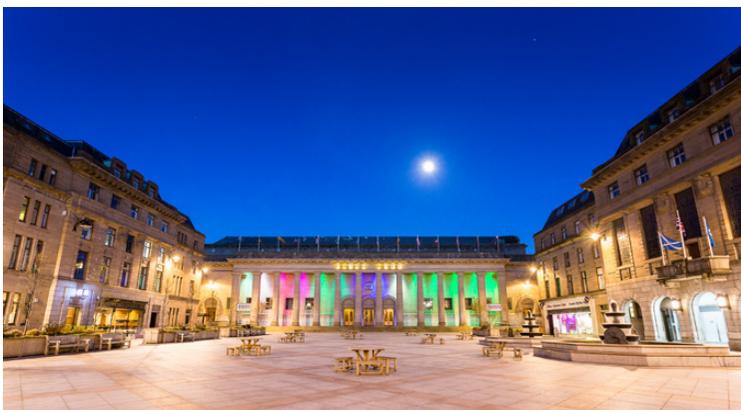





McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

2R,44 Main Street
DUNDEE, ANGUS, DD3 7HN



DUNDEE

ANGUS, DD3 7HN

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 fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities.

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.



2R,44 MAIN STREET

DUNDEE, ANGUS, DD3 7HN

We are delighted to offer onto the open market this second floor well presented two double bedroom flat, presented in very good condition. Parking is available on the road to the front. Access the building through the main door and climb the stairs to the second floor where the door to the flat is on the right-hand side.

The flat has a spacious hallway with doors to all the rooms. The living room has a front aspect with double glazing windows, laminated wood flooring, decorative fire with shelving, wall bracket for TV and Dundee press. The

kitchen has been fitted with a modern range of units with built-in electric oven and hob, appliance space for washing machine, space for tumble dryer and upright fridge freezer.

The two bedrooms are both doubles in size with laminated wood flooring and electric heaters. The bathroom is fitted with a three-piece white suite with electric shower over bath and tiled flooring and walls.

Outside is a shared garden with lawned area and bin storage area. This would suit an investor or first-time buyer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 2.50m (8'2")
Bedroom 2	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 1.30m (4'3")

Gross internal floor area (m²): 53m² | EPC Rating: F

Extras (Included in the sale): Floor coverings, blinds, appliances and light fittings.

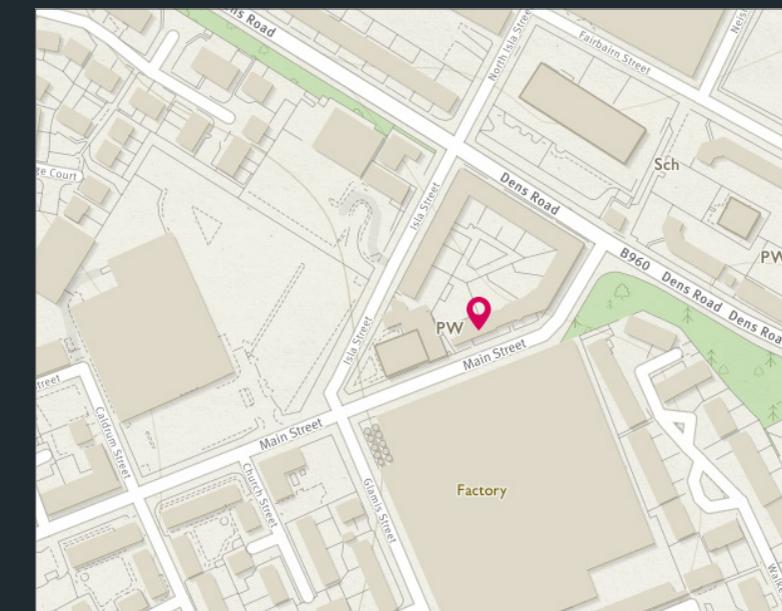


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>




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**Part
 Exchange
 Available**

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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer