



*Spacious one bedroom first floor flat in 'stand-alone' block.
Access from rear of building with communal gardens.*



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McEwan Fraser Legal is delighted to bring to the market this spacious and elegantly presented one bedroom, first floor flat. The property is located in the Lochee area of the City and is within walking distance (30 minutes approx.) of both Dundee and Abertay Universities. Great local amenities and public transport links are readily available.

THE LOUNGE



With deceptively spacious proportions, the property has been well maintained and is a credit to the current owner. The lounge has a window to the front of the property whilst the staircase to access the flat is to the rear. The dining kitchen is fitted with a range of floor and wall units including a small breakfasting bar. The bedroom includes a large, built-in wardrobe with sliding mirror doors. The shower room is tiled.

THE KITCHEN



THE BEDROOM & SHOWER ROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

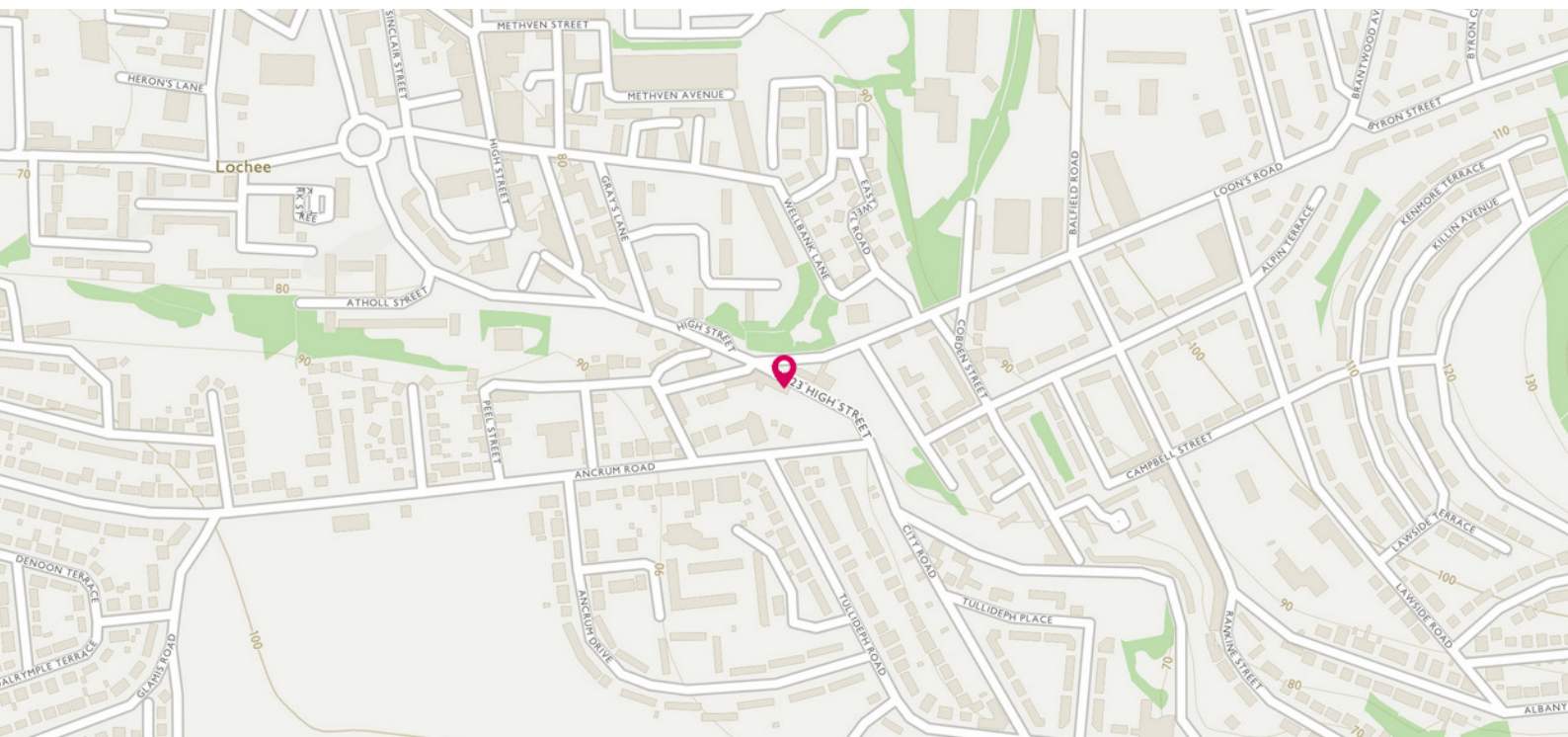


Approximate Dimensions
(Taken from the widest point)

Lounge 4.00m (13'1") x 4.00m (13'1")
Kitchen 2.80m (9'2") x 2.60m (8'6")

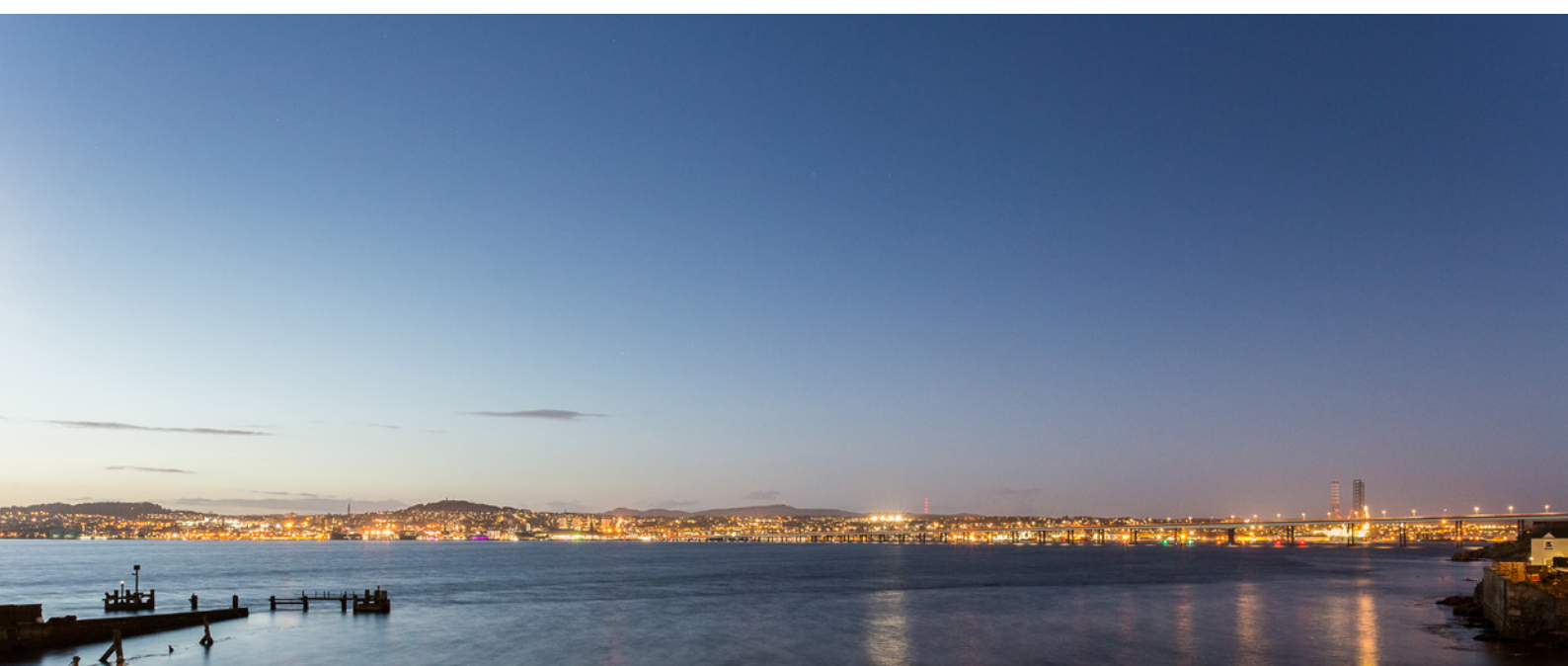
Bedroom 4.10m (13'5") x 3.00m (9'10")
Shower Room 2.50m (8'2") x 1.40m (4'7")

Gross internal floor area (m²): 52m²
EPC Rating: D



THE LOCATION

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 is Scotland's fourth-largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north. Dundee 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.



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Part
Exchange
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