

# 1/R, 8 Fullarton Street

DUNDEE, DD3 6DF



*Well established residential area close to City centre.  
Ideal for access to the Hospital and Universities*



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Part exchange is available. McEwan Fraser Legal is delighted to present to the market this desirable two-bedroom, first floor flat. In excellent order, this property was bought for a medical student to enjoy during their studies and has been well maintained by the family. The location is excellent for access to the Universities. The flat is also perfect for those looking to downsize or get on the property ladder.

# THE LOUNGE



There are two good size bedrooms, a spacious lounge and a well-stocked kitchen. The bathroom has a three-piece white suite with a shower over the bath.



# THE KITCHEN





# BEDROOM 1





# BEDROOM 2





# THE BATHROOM





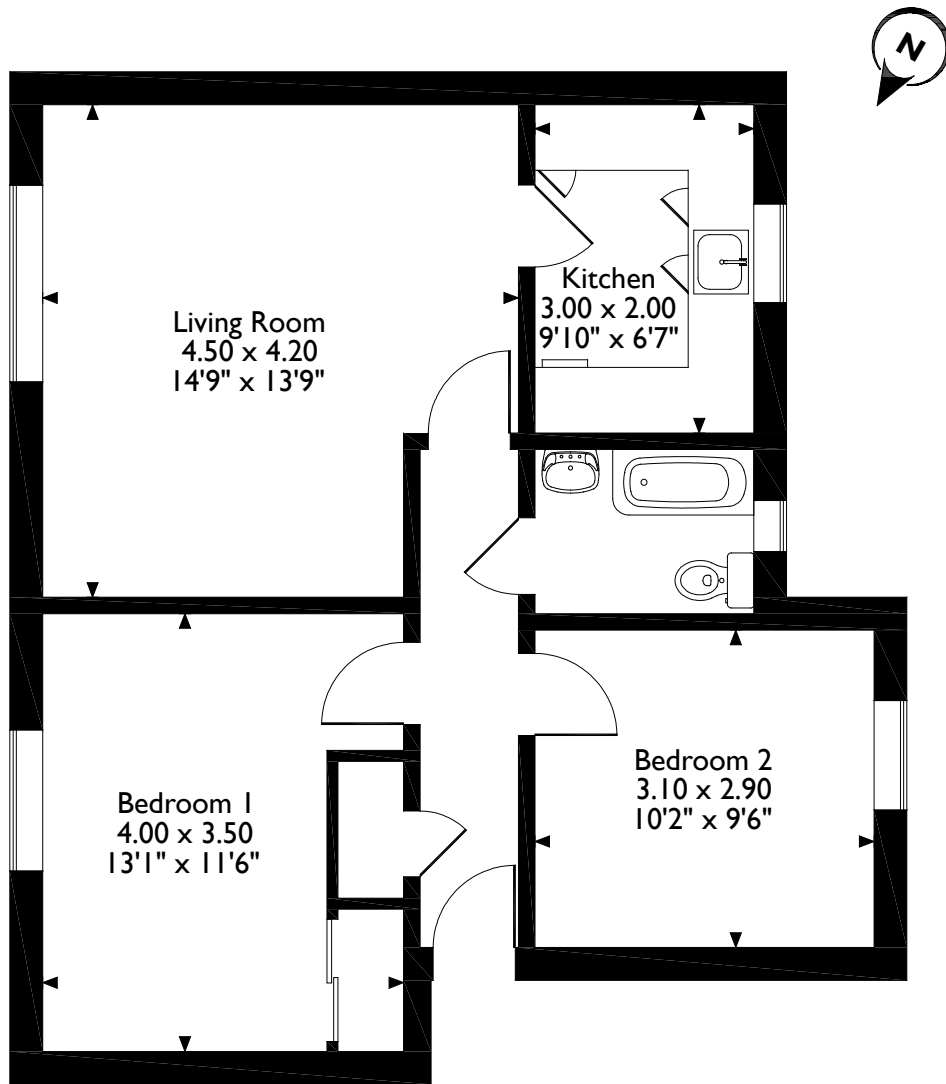
A garden to the rear of the block is communal. Laminate and hard flooring has been laid throughout for easy maintenance and a modern look. This home can be purchased furnished if desired.

# THE GARDEN



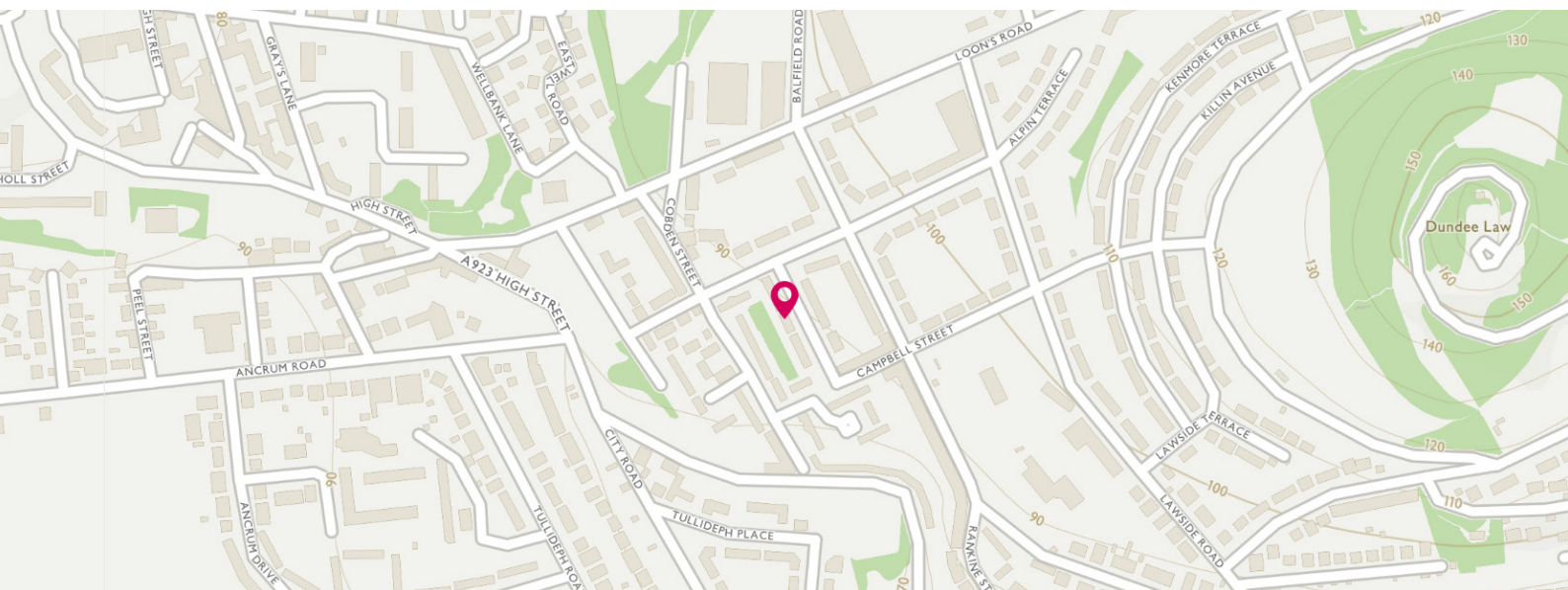


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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.







There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. Carnoustie, with its world-famous golf course, which hosted the Open in 1999 and again in 2007, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which is currently undergoing regeneration at the waterfront to include the new Victoria and Albert Museum, a Malmaison Hotel and an upgraded harbour area. Captain Scott’s ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour.

The City offers a wide range of further education with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible. This property has been rented to medical students for the last 10 years and is in strong demand.



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Part  
Exchange  
Available



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