

Flat G, 68 Bell Street

DUNDEE, DD1 1HF



*Located in the city center and is within striking distance
of both Dundee & Abertay Universities*



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McEwan Fraser Legal is delighted to present to the market this four-bedroom, top floor apartment with a spacious lounge, bathroom, separate shower room and well-stocked kitchen. The property is located in the city centre and is within striking distance of both Dundee & Abertay Universities. The main entrance to Abertay University building is on the same street. Great local amenities and public transport links are readily available. The property requires some maintenance and will appeal to a number of buyers including the investment purchaser. The location is highly desirable for the rental market as well as for those looking for city-centre living.

THE LOUNGE



The spacious lounge offers a window to the front and a modern laminate finish to floors.

THE KITCHEN



The kitchen is fitted with a range of floor and wall units in a modern style with a built under oven and a gas hob. It is plumbed for a washing machine.





The bathroom includes a shower over the bath and is finished with partially tiled walls. The shower room offers a shower cubicle, toilet and wash hand basin and pedestal. Four good size bedrooms offer additional work, or hobby, space if required. This home is not in a chain.

THE BATHROOM



THE SHOWER ROOM



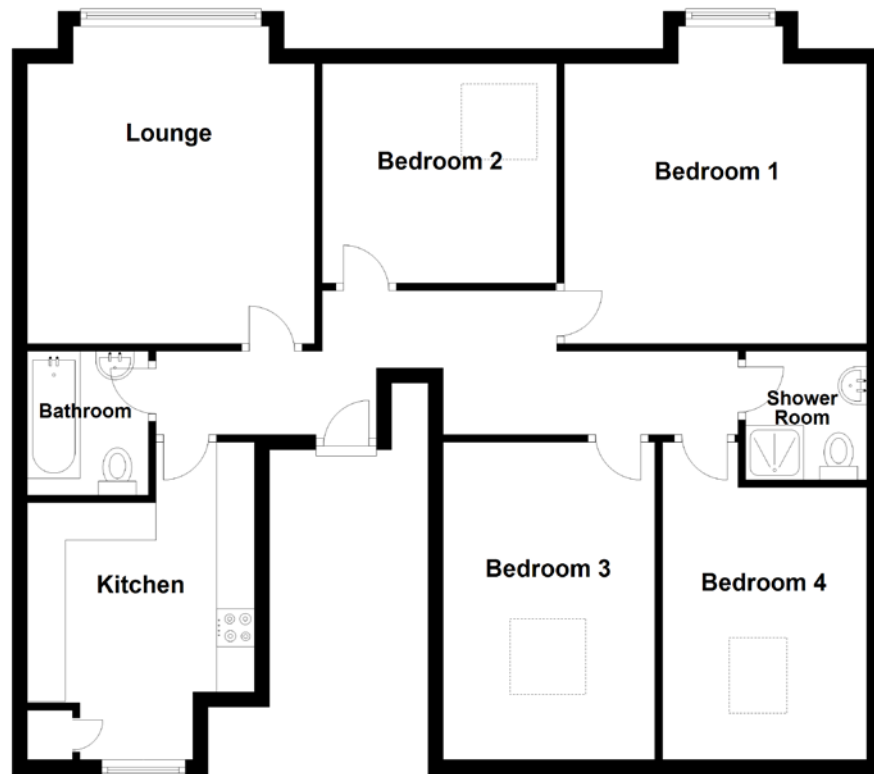
BEDROOM 1 & 2



BEDROOM 3 & 4



FLOOR PLAN, DIMENSIONS & MAP

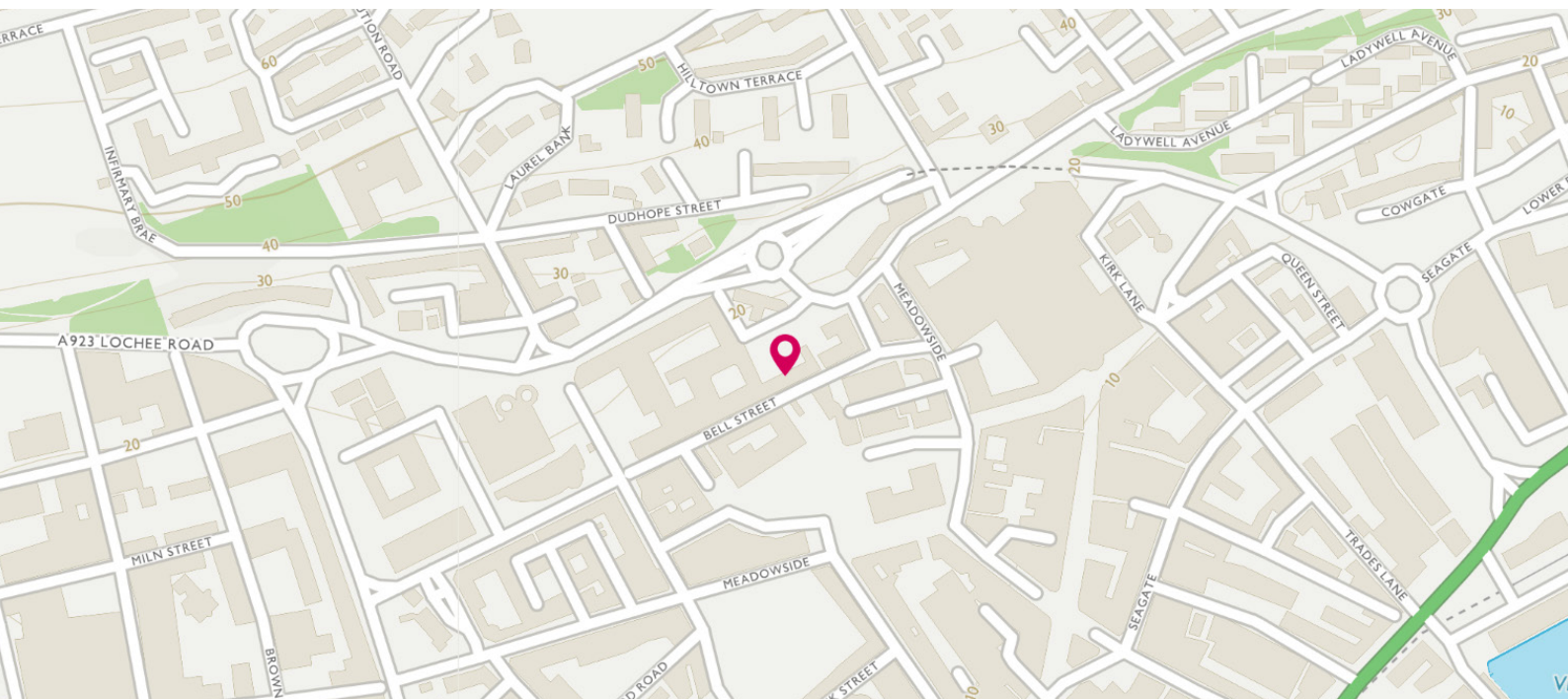


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.60m (5'3")
Bedroom 1	4.50m (14'9") x 4.00m (13'1")

Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	4.10m (13'5") x 2.80m (9'2")
Bedroom 4	4.30m (14'1") x 2.70m (8'10")
Shower Room	1.70m (5'7") x 1.60m (5'3")

Gross internal floor area (m²): 82m²
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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

The property itself is within walking distance to many local amenities and nearby schools as well as Ballumbie Castle Golf Course and Broughty Ferry.



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