




McEwan Fraser Legal
Solicitors & Estate Agents
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Flat F, 54 Seafield Road

DUNDEE, ANGUS, DD1 4NW



THE LOCATION

Dundee, Angus

Situated in the West End of Dundee, Seafield Road is located in a well established and sought after residential area some two miles west of the City Centre and within good proximity to both Ninewells and Royal Victoria Hospital. The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and 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.

Dundee is 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. It is home to the biomedical and technological industries and The 'Victoria & Albert Dundee' museum which opened in 2018. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.



FLAT F, 54 SEAFIELD ROAD

Dundee, Angus

McEwan Fraser Legal is delighted to bring to the market this four-bedroom, second floor and attic floor maisonette forming part of a period Tenement dating from 1900.

The property is located close to the city centre and is within walking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available. With approximately 122 sq.m, the property will appeal to several buyers, including the investment purchaser.

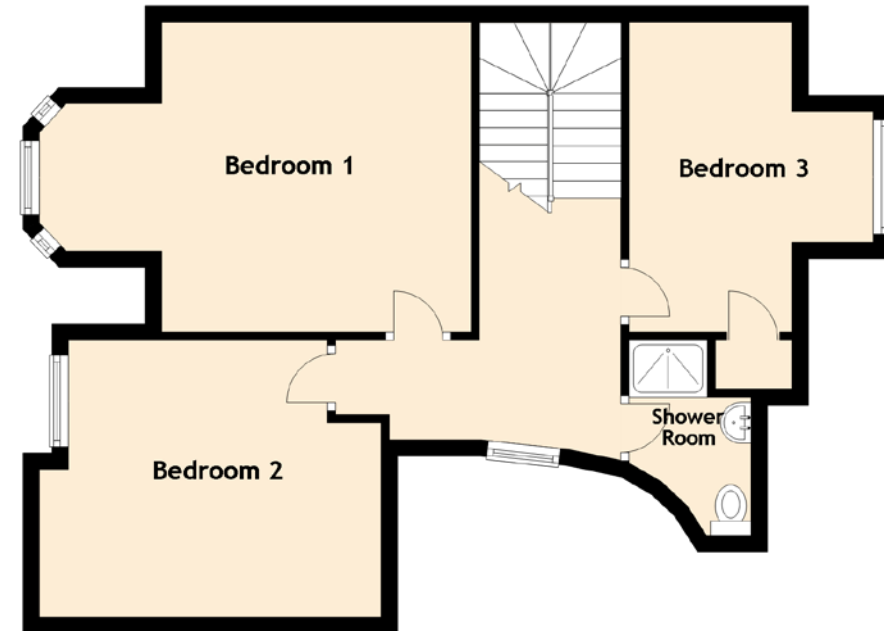
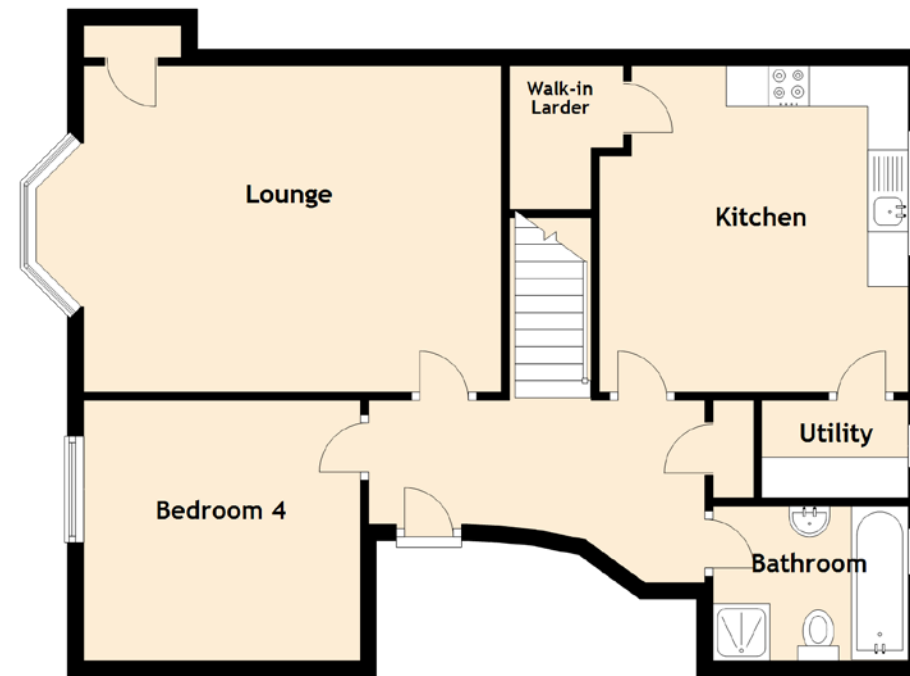
The elegantly proportioned lounge offers room for a dining table or desk, and the room is graced with a bay window and fine period features. The dining kitchen is fitted with a range of floor units with ample space for a breakfasting table and chairs. The welcome addition of a "walk-in" pantry is a feature many will enjoy. Off the kitchen is the utility room fitted with matching units and is plumbed for washing machine and a tumble dryer. The bathroom includes a shower cubicle as well as a bath. A carpeted staircase rises to the upper level with three further bedrooms and a shower room. Bedrooms one and two both enjoy stunning views to the Tay and bridges. Some of the delightful features of this handsome property are the stained-glass window on the inner landing and the curved walls that follow the communal staircase.

A secure entry system allows access to the building, and there is a well-kept communal garden to the rear. In addition, there is a single garage off-site on Seafield Road. Ready to move right into, this home is not in a chain.





BEDROOMS, BATHROOM, SHOWER ROOM & HALLWAY



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.80m (12'6")
Utility	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	5.13m (16'10") x 3.80m (12'6")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.80m (5'11")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 122m²
EPC Rating: D

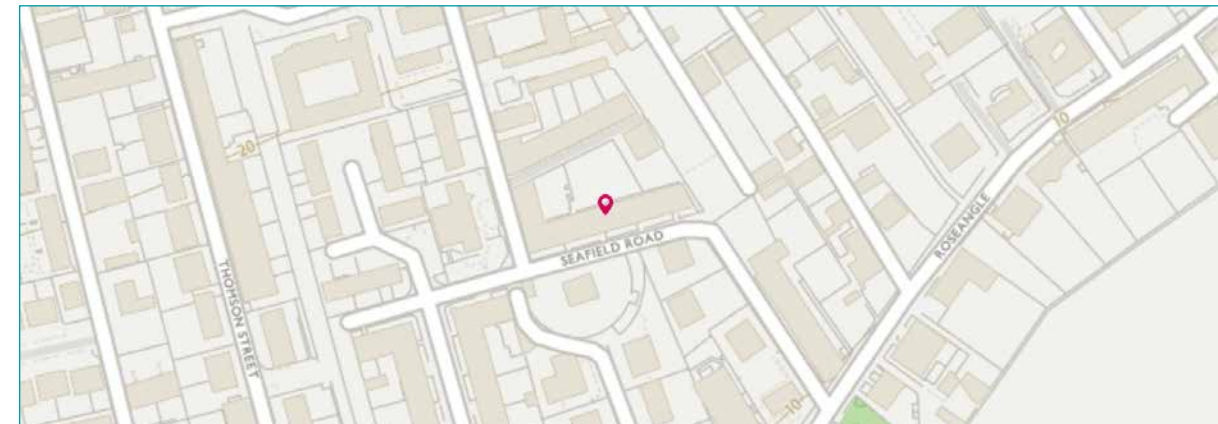


Image credit: <https://www.wordandmeasure.co.uk/images/>



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