



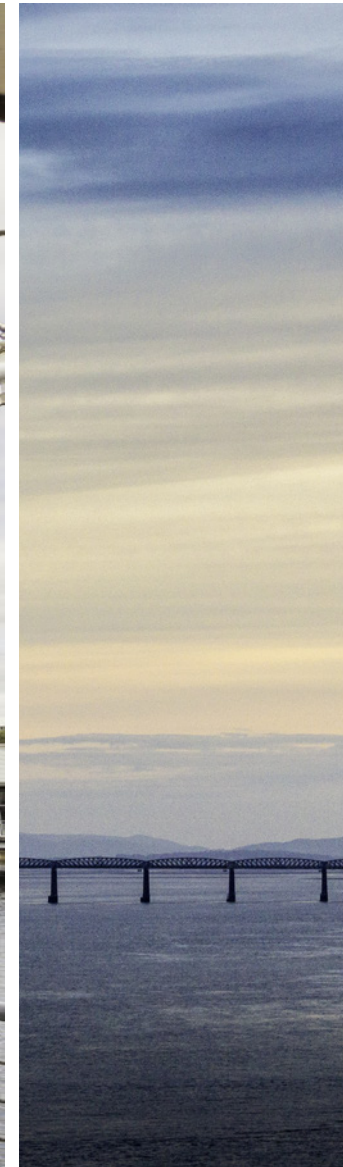

McEwan Fraser Legal

Solicitors & Estate Agents

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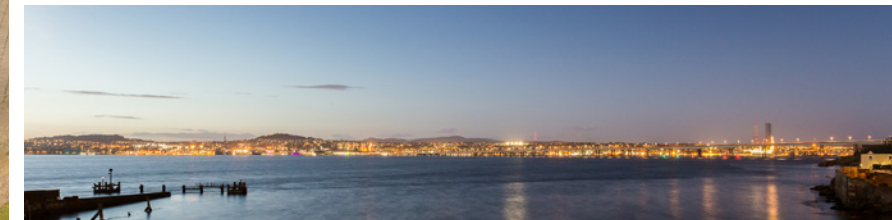


THE LOCATION

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 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 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.



8 COBDEN ST

Part exchange is available. McEwan Fraser Legal is delighted to present to the market this desirable two-bedroom, mid-terraced house.

This home has been extended to the front to create a large bay, ideal as a home office or dining area within the lounge. The lounge is modern contemporary. A spacious vestibule with excellent storage welcomes you into the house. The dining kitchen runs the full width of this lovely home and a door from the kitchen opens to the deck and garden. The "wall" of windows ensures a bright living space flooded with natural daylight.

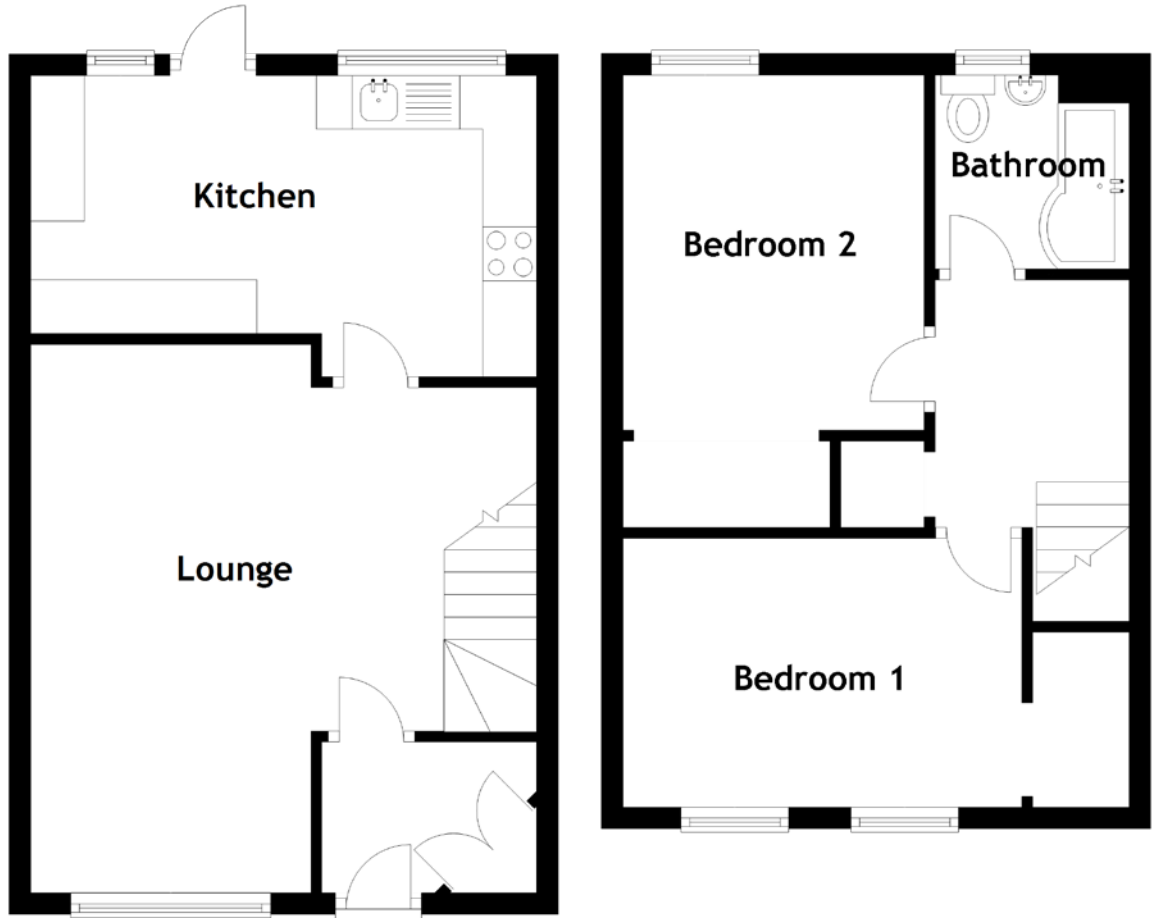
A carpeted staircase rises to the first floor and to the bedrooms, each with built-in storage. The bathroom is contemporary with a three-piece white suite, including a 'P' shaped bath with shower over and a curved shower screen, vanity basin and w.c. The wet wall finish allows for easy maintenance as well as good looks.

Externally there is ample parking on the drive to the front and an enclosed garden to the rear. Centrally situated with excellent public transport links, this home will appeal to a number of buyers from those entering the market to those looking to downsize. Spacious, modern and great location!





SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.70m (15'5")
Kitchen	4.70m (15'5") x 2.80m (9'2")
Bedroom 1	3.70m (12'2") x 2.50m (8'2")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 64m²

EPC Rating: C

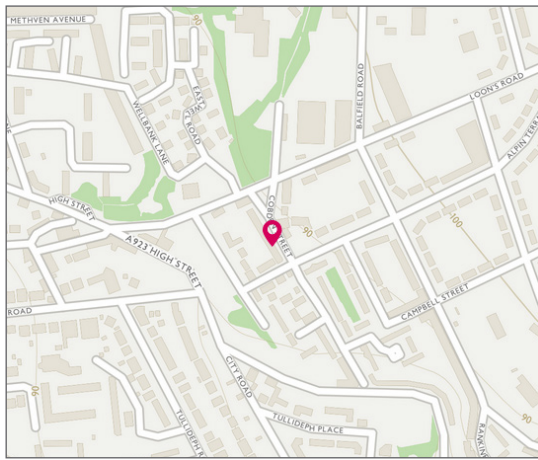


Image credit: <https://www.mortgagecalculator.org/compare/>




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**Part
Exchange
Available**

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