

2/R, 14 Grampian Gardens

DUNDEE, DD4 9QE



*TWO-BEDROOM SECOND-FLOOR FLAT IN THE
FINTRY AREA OF DUNDEE*



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McEwan Fraser Legal is delighted to offer to the market this glamorously presented, two-bedroom second-floor flat. The lounge is comfortable and of good proportions with a window to the front of the building to ensure a naturally bright living space. The kitchen is finished with modern units and built-in storage. There is ample space for a dining table and chairs. There are two bedrooms, one with a bay window. The family bathroom offers a three-piece white suite with a shower over the bath. There are communal gardens to the back and ample parking to the front of the building. This home is in walk-in condition with new, luxurious, floor coverings and a fresh décor.

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The Kitchen





Bedroom 1

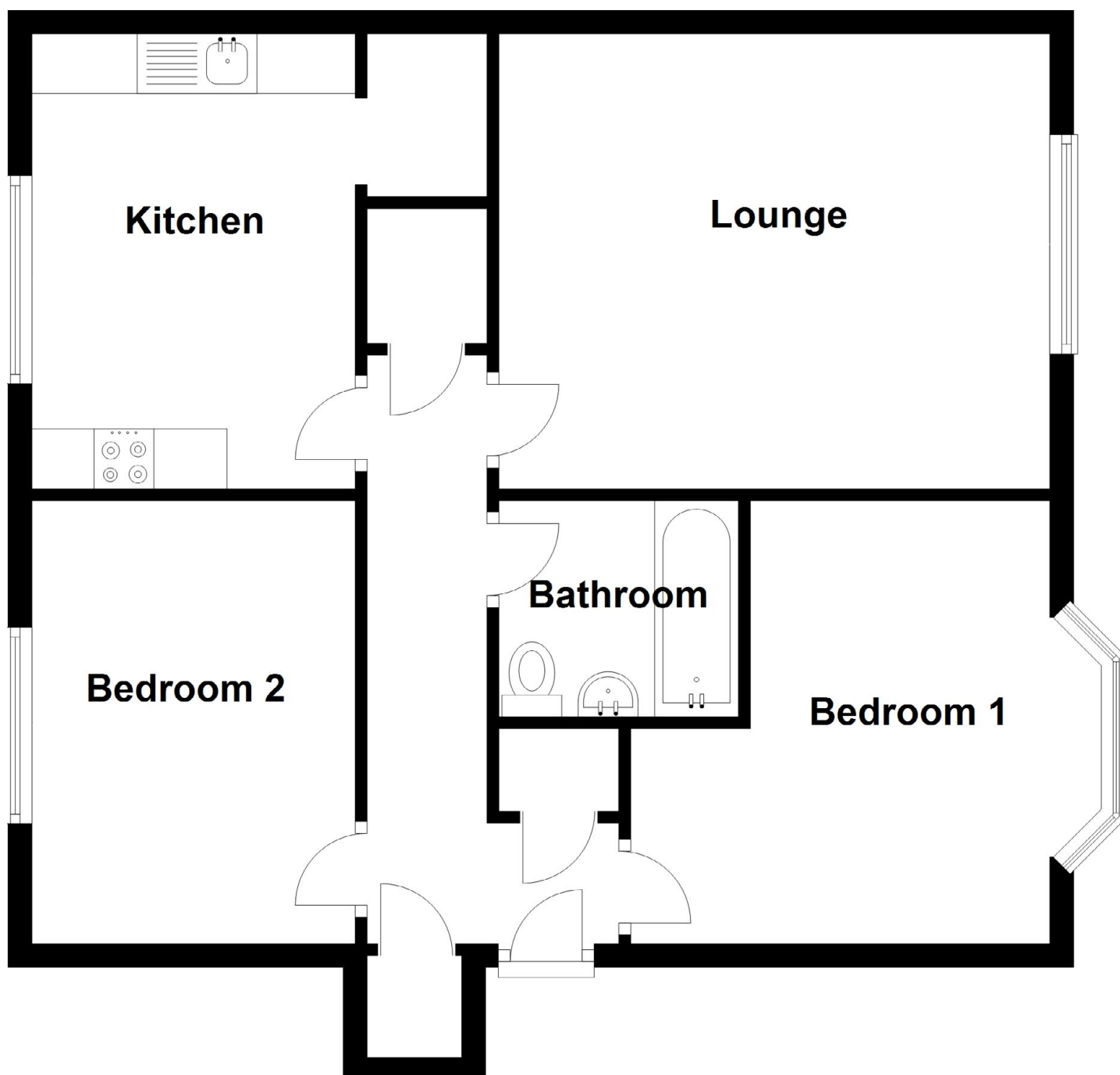




Bedroom 2







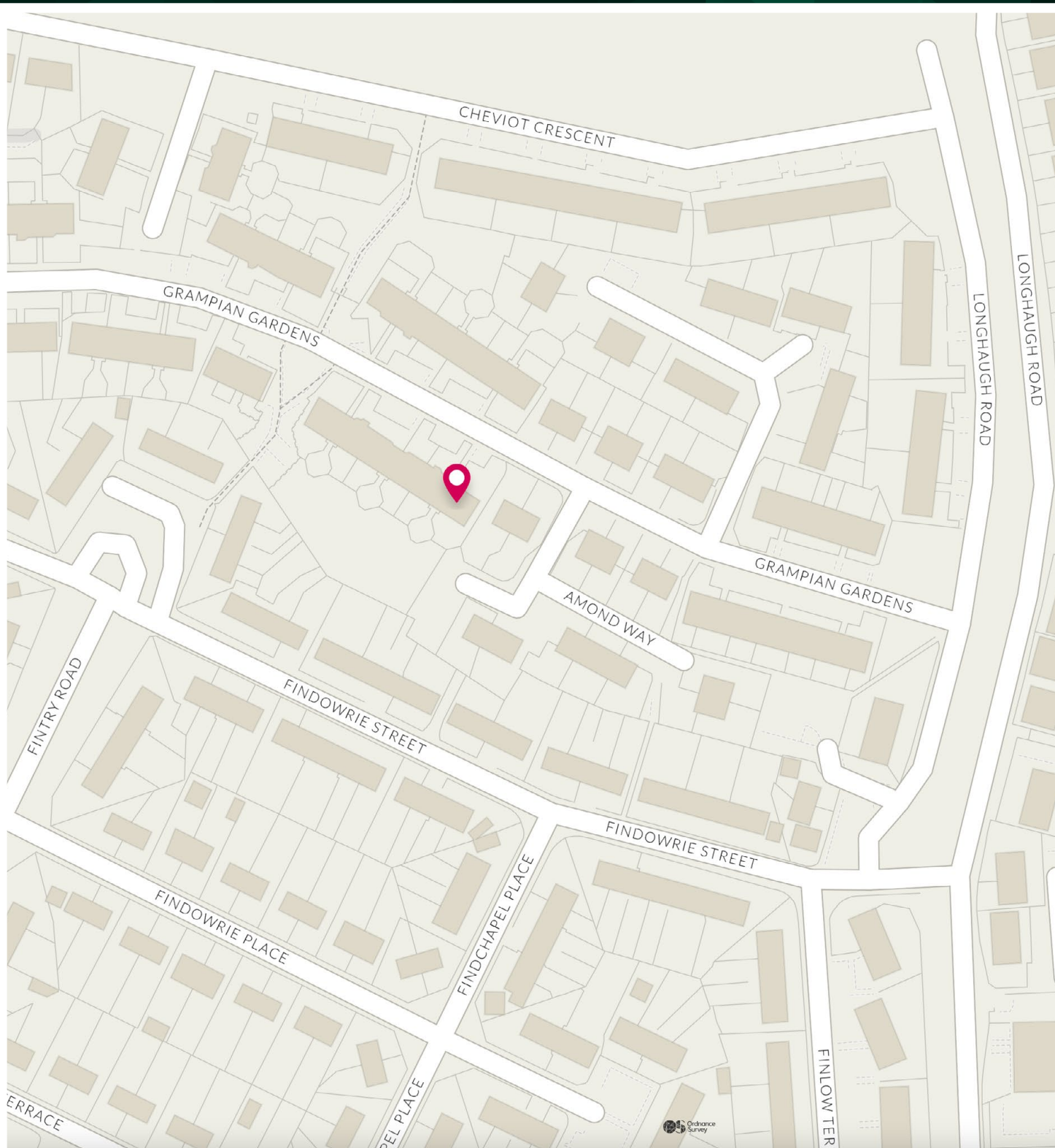
Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")	Bathroom	2.00m (6'7") x 1.80m (5'11")
Kitchen	3.80m (12'6") x 2.70m (8'10")		
Bedroom 1	3.70m (12'2") x 3.50m (11'6")	Gross internal floor area (m ²): 66m ²	
Bedroom 2	3.70m (12'2") x 2.70m (8'10")	EPC Rating: C	



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 stirred up much excitement. There is plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course the railway 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.



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