




McEwan Fraser Legal

Solicitors & Estate Agents

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2B Arklay Place

DUNDEE, ANGUS, DD3 7PL

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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, Ninewell Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.

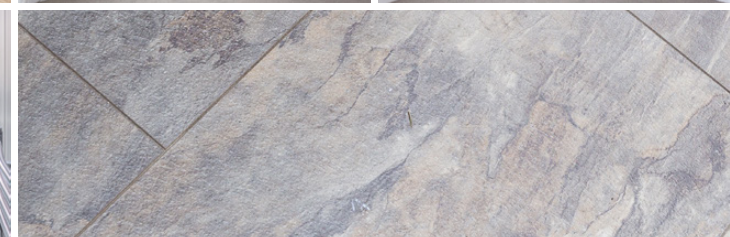
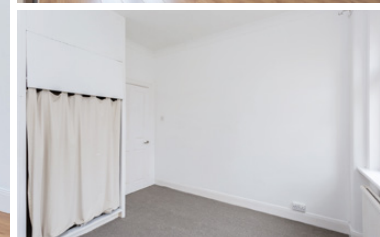
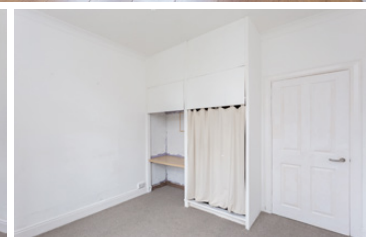
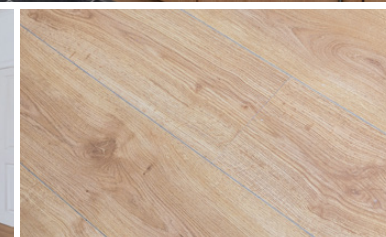
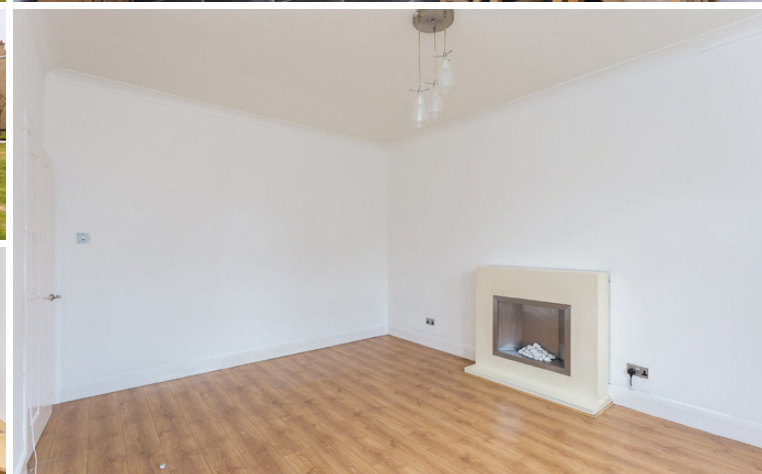
We are delighted to offer onto the market this well-presented ground floor flat, in a central location within easy walking distance to transport links and walking distance to the Universities. The property is in good decorative order throughout and comprises of a bright,

large, lounge with space for a dining table. The kitchen/dining is fitted with modern wall and base units with space for a large dining table.

The main bedroom faces the front of the property allowing plenty space for a double/king bed and furniture, there is also a built-in wardrobe. The bathroom is a modern suite with fitted vanity units a WC, basin, bath and overhead shower. The property has plenty storage which includes hallway cupboard. The property also benefits from double glazing and gas central heating.

Externally there is communal garden area and on-street parking.

McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.

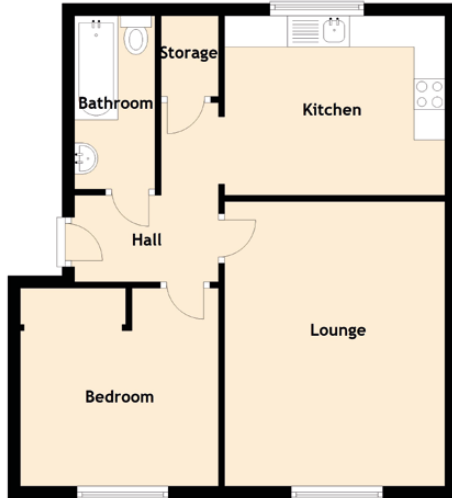


WELL PRESENTED FLAT, IN A CENTRAL LOCATION

WALKING DISTANCE TO THE CENTRE AND THE UNIVERSITIES

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



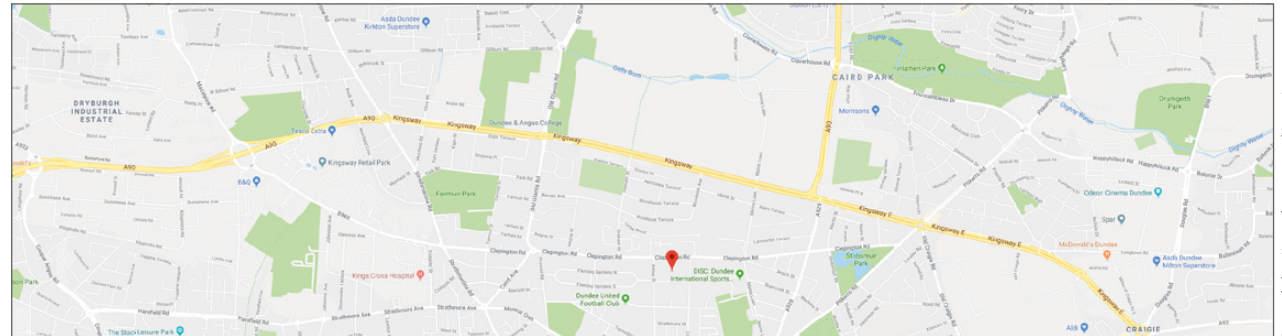
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.56m (11'8")
Kitchen	3.70m (12'2") x 2.90m (9'6")
Bedroom	3.20m (10'6") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²) : 50 m²

EPC Rating : C

Extras (Included in the sale) : Floor coverings, fitted appliances and light fittings.



McEwan Fraser Legal

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DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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