




McEwan Fraser Legal

Solicitors & Estate Agents

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1F Wellington Street

DUNDEE, ANGUS, DD1 2QA



DUNDEE

ANGUS, DD1 2QA

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, which hosted the Open in 1999 and again in 2007, 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 due for completion in 2015, 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.

The City offers a wide range of local schooling and the well known Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching Hospital of its kind in Europe are also easily accessible.



1F WELLINGTON STREET

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Ideal investment or first time buy opportunity.

Situated within walking distance of Dundee City Centre, this flat is ideally located for students or City Centre lovers.

The flat has been upgraded internally and has everything in place to be an ideal investment opportunity. The flat offers three good sized bedrooms all doubles with space for beds, wardrobes and desks. The bathroom is a three-piece suite finished off in white with laminated wood flooring and double glazed window. The kitchen has been modernised and offers a comprehensive range of cupboards and workspace. The property is being offered with cooker, hob, extractor, washing machine and fridge freezer. Laminated wood flooring, gas boiler, double glazed windows and small seating area. The living room has floorboards and window.

Outside is a communal drying and garden area.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

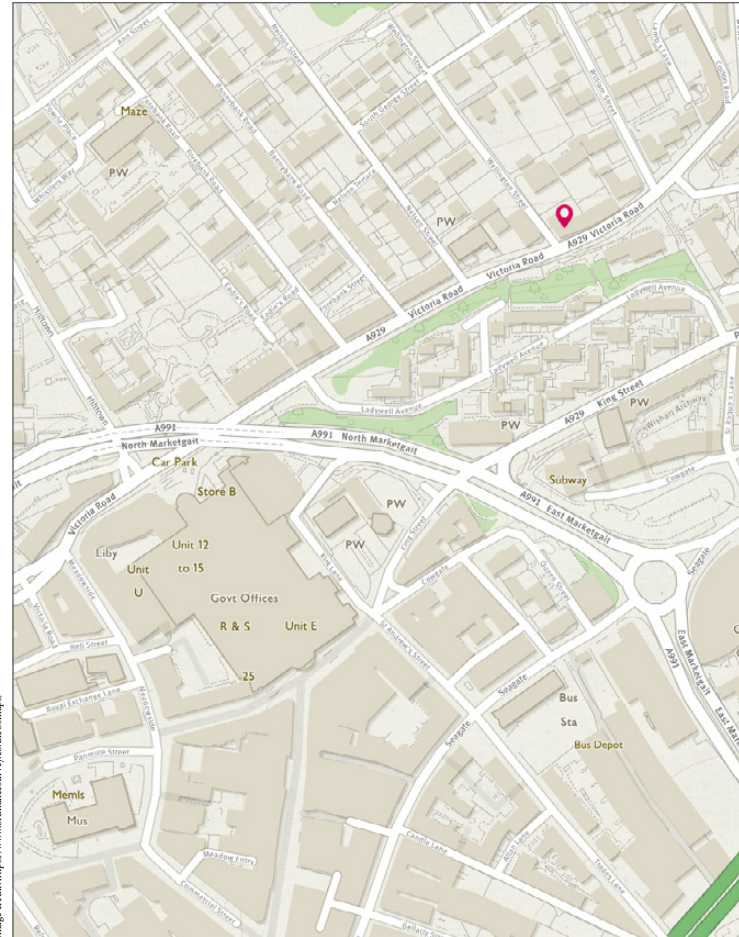


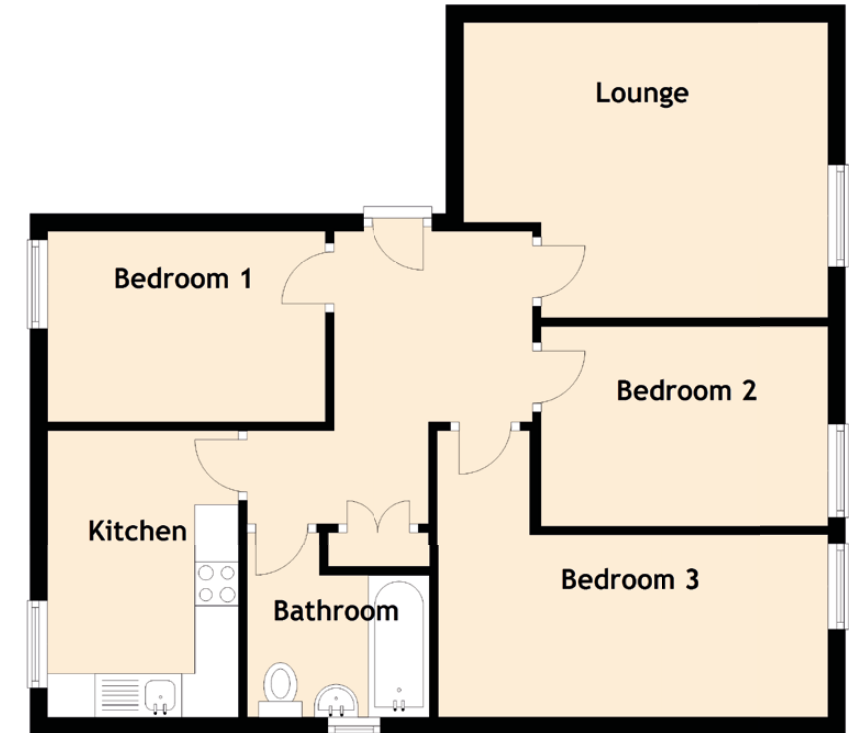
Image credit: <https://www.landmansturvey.co.uk/boomaps/>

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.20m (7'3")
Bedroom 1	3.20m (10'6") x 2.20m (7'3")
Bedroom 2	3.30m (10'10") x 2.30m (7'7")
Bedroom 3	4.50m (14'9") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 63m² | EPC Rating: E

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






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**Part
 Exchange
 Available**

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Text and description
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Professional photography
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 Photographer



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