



**McEwan Fraser Legal**

Solicitors & Estate Agents

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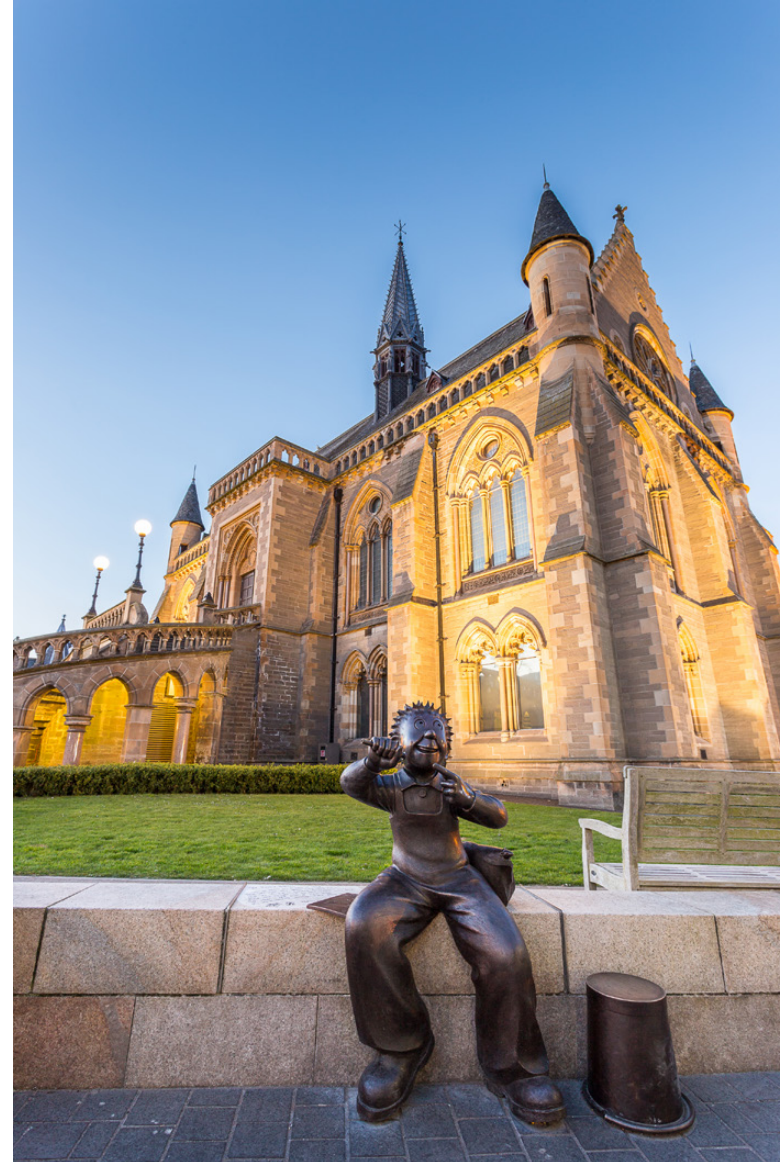
2/L, 96 Dunholm Road

DUNDEE, DD2 4RW

DUNDEE

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. This delightful home is situated in the established Charleston Estate two and a half miles north-west of Dundee City Centre and adequate facilities are available within easy reach. Some local shops are on hand and the bus terminus ensures a steady bus service to the City Centre.



DUNHOLM ROAD

This delightful three-bedroom flat is presented to the market in a fresh decorative condition and ready to "walk-in" to. Offering excellent value for money, on offer is spacious accommodation. A secure entry system is at the main door. The flat is on the second floor. The long entrance hallway offers access to all rooms and includes excellent storage.

The lounge is bright, spacious and welcoming with a view to the front of the building. There is ample room for a dining table. Laminate flooring is fresh modern and on trend. In the kitchen there is adequate workspace with a free standing cooker and the room is plumbed for a washing machine. Three bedrooms and the family shower room complete the accommodation. The shower room has a large shower cubicle, toilet and wash hand basin. The floor is tiled.

Externally there are communal gardens.





BEDROOMS & BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.65m (12')
Kitchen	3.15m (10'4") x 1.99m (6'6")
Bedroom 1	3.77m (12'4") x 3.37m (11'1")
Bedroom 2	3.37m (11'1") x 3.16m (10'4")
Bedroom 3	3.71m (12'2") x 2.41m (7'11")
Bathroom	3.15m (10'4") x 1.56m (5'1")

Gross internal floor area (m²): 74m² || EPC Rating: C

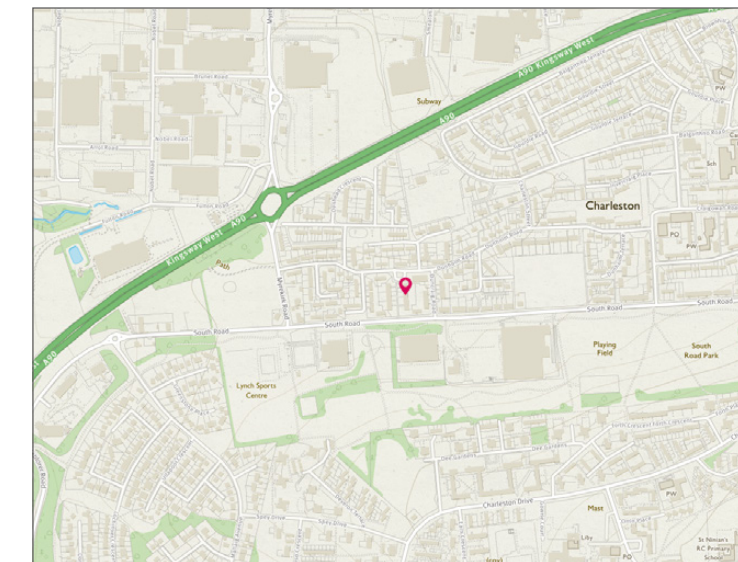


Image credit: <https://www.dominicanurvey.co.uk/06amp/>



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**Part
Exchange
Available**

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