




McEwan Fraser Legal

Solicitors & Estate Agents

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DUNDEE, DD3 7HU

THE LOCATION

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 Property

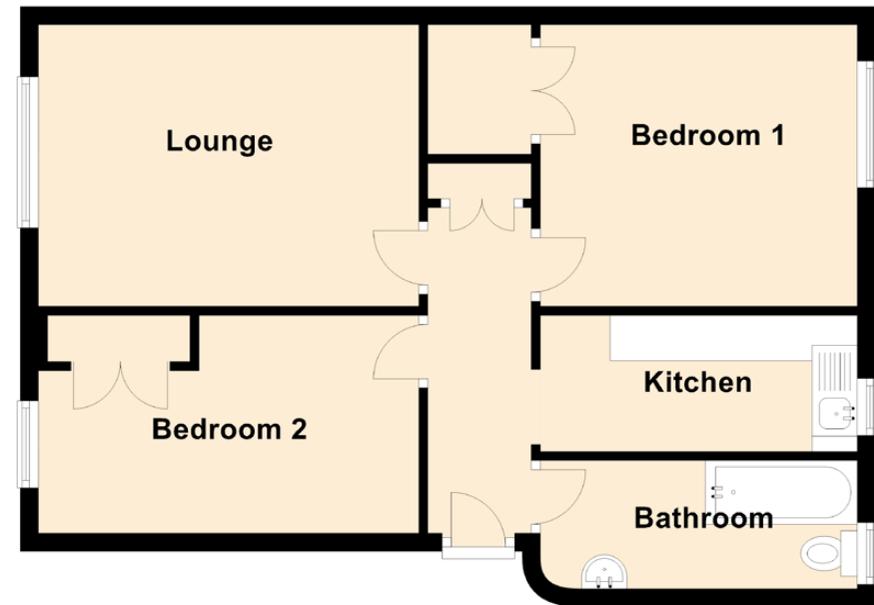
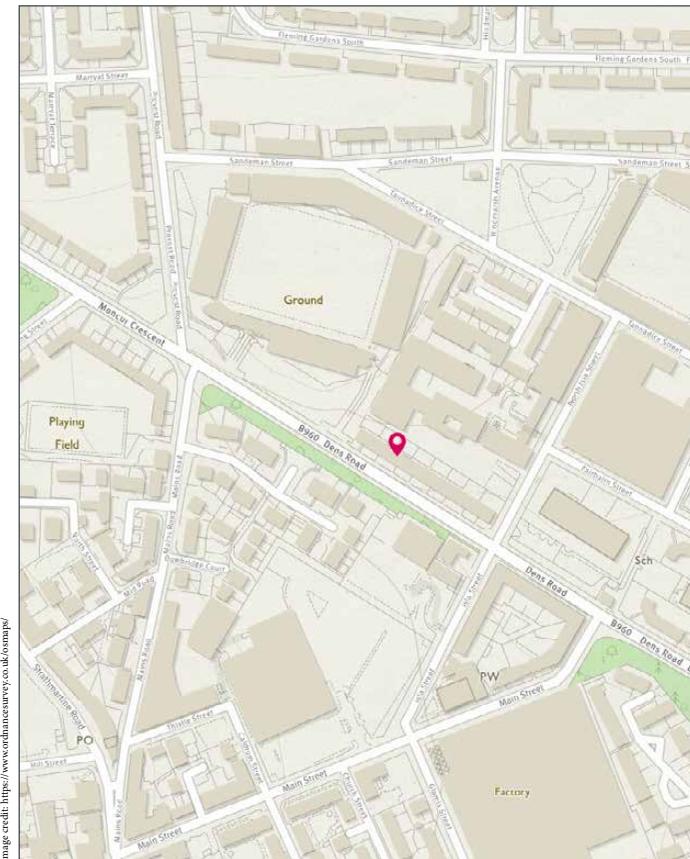
We have available this two bedrooms ground floor spacious flat situated within this tenement block, ideal for the Dundee FC football fan. Walk into the entrance hall with doors to all rooms with additional storage cupboard. The living room enjoys a front aspect with decorative fireplace and double glazed windows. The kitchen comprises of a range of eye and base level cupboards with space for upright fridge freezer, space for cooker and space, plumbing for washing machine and wall-mounted boiler.

The master bedroom has a double fitted wardrobe and the second bedroom is a fair size. The bathroom has a shower over the bath, low-level WC and wash hand basin with wood flooring. The communal garden to the rear enjoys a lawned area enclosed by brick walls. On-street parking is available to the front.





Floor Plan, Dimensions & Location



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.10m (10'2")
Kitchen	3.40m (11'2") x 1.50m (4'11")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	4.20m (13'9") x 2.40m (7'10")
Bathroom	3.50m (11'6") x 1.40m (4'7")

Gross internal floor area (m²): 55m²

EPC Rating: C

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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**Part
Exchange
Available**

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