



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

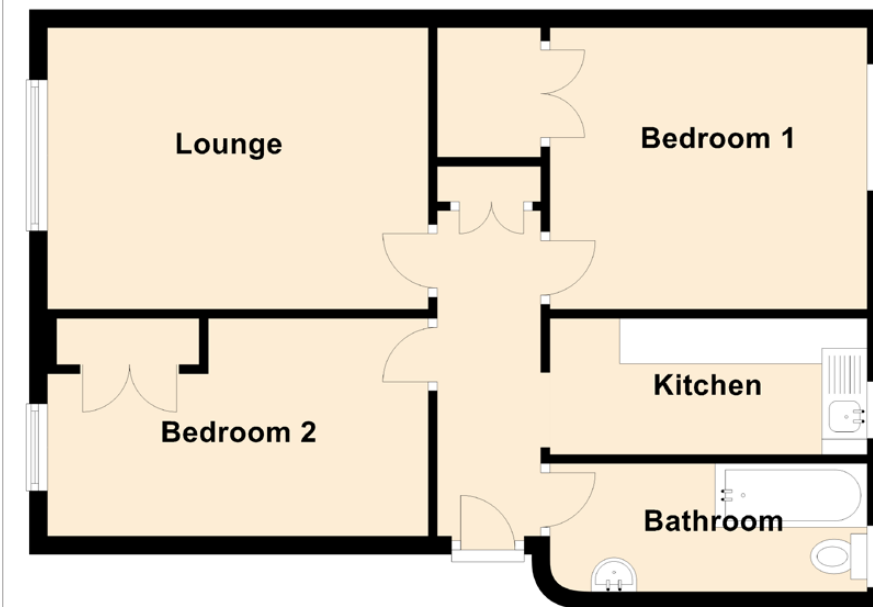
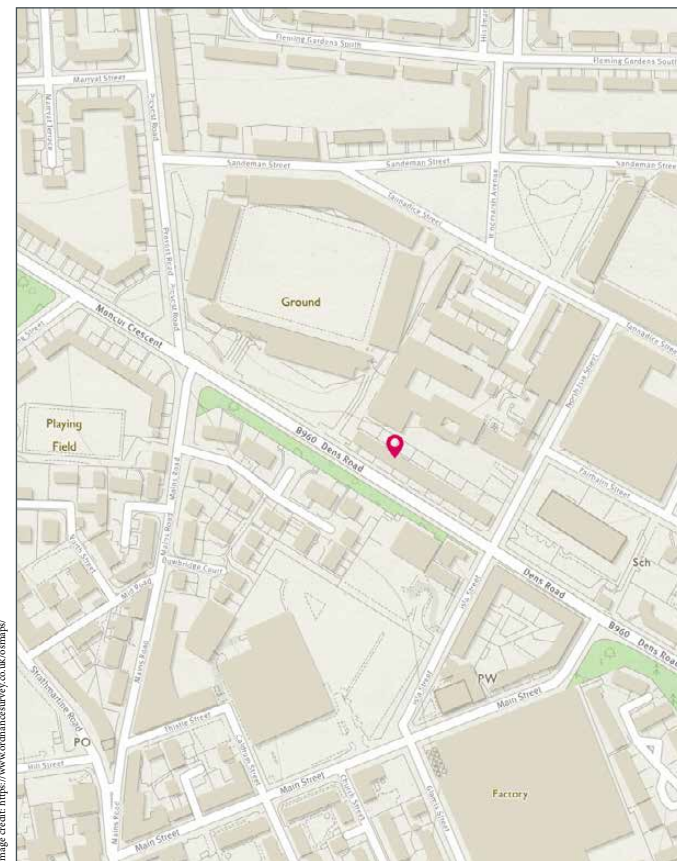
We have available this two bedrooms ground floor spacious flat situated within this tenement block, ideal for the Dundee FC football fan. Walk into the entrance hall with doors to all rooms with additional storage cupboard. The living room enjoys a front aspect with decorative fireplace and double glazed 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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer