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Flat 47 Braehead

METHVEN WALK, DUNDEE, DD2 3FJ

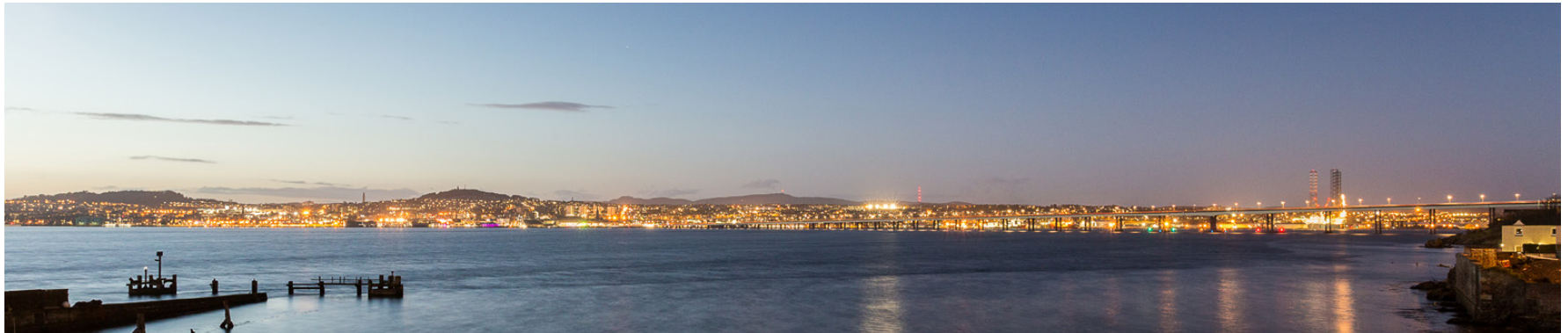
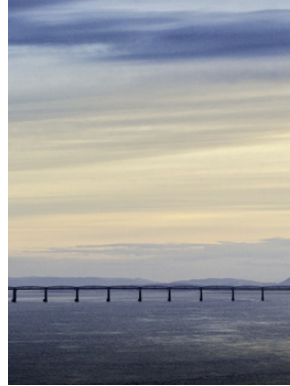
The Location

METHVEN WALK, DUNDEE, DD2 3FJ

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This property is located within the popular Cox's Mill development close to the West End of Dundee, a busy shopping district well served by both local and national shops and stores. Schooling is well represented from nursery to high school level, Dundee University and colleges are within easy reach.

The property is close to the main bus routes serving the city. This property is suitable for first-time buyers, in particular students and hospital staff, or those looking to downsize. The area has recently benefited from an injection of money by the local council, which is evident in the landscaped and pedestrian areas.



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Within easy access to most of the amenities the City has to offer, this beautifully presented second floor flat is situated in a sought after residential area within walking distance of Dundee City Centre.

Bright, well-proportioned rooms offer easy living space with room for entertaining. The lounge offers views across the city from two south-facing windows and the light that pours through the window invites you to explore the room's warmth and elegance. The modern kitchen would look at home in an interior design magazine. Sleek lines and new appliances create an industrial feel that harks back to the building's origins as a Victorian Mill. Whilst this is very sympathetic to the building's heritage, it hasn't prevented the addition of more contemporary touches so the flat works for a modern lifestyle. The kitchen was installed recently and the new appliances have never been used, including, integrated washing machine, dishwasher and fridge. There is more than enough room for a dining table. The flat stretches out to include two double bedrooms and a Shower room. The bedrooms each have built-in wardrobes and there is plentiful storage in the hall. The flat feels expansive and provides a sense of spaciousness with elegant proportions. In addition, the apartment benefits from a secure entry system to the well-maintained block.

The property has its own secure parking space below with lift access to the courtyard. It should be noted that there is a factor in place with a fee payable to ensure the communal areas are maintained to the highest standard.



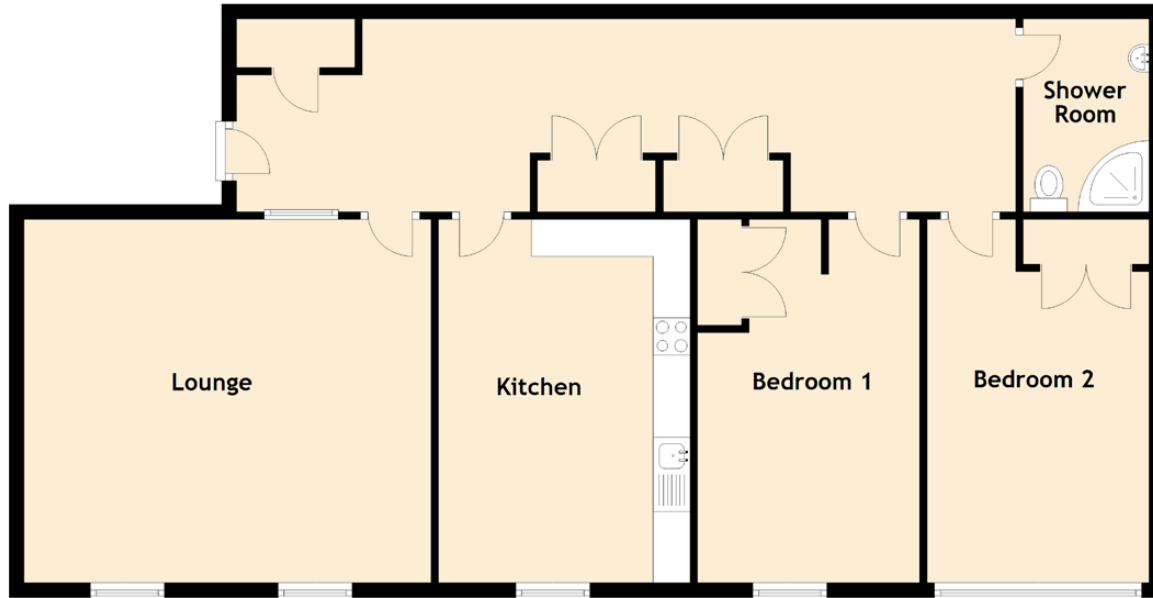






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.90m (16'1")
Kitchen	4.90m (16'1") x 3.40m (11'2")
Bedroom 1	4.90m (16'1") x 3.00m (9'10")
Bedroom 2	4.90m (16'1") x 3.00m (9'10")
Shower Room	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 111m²

EPC Rating: C

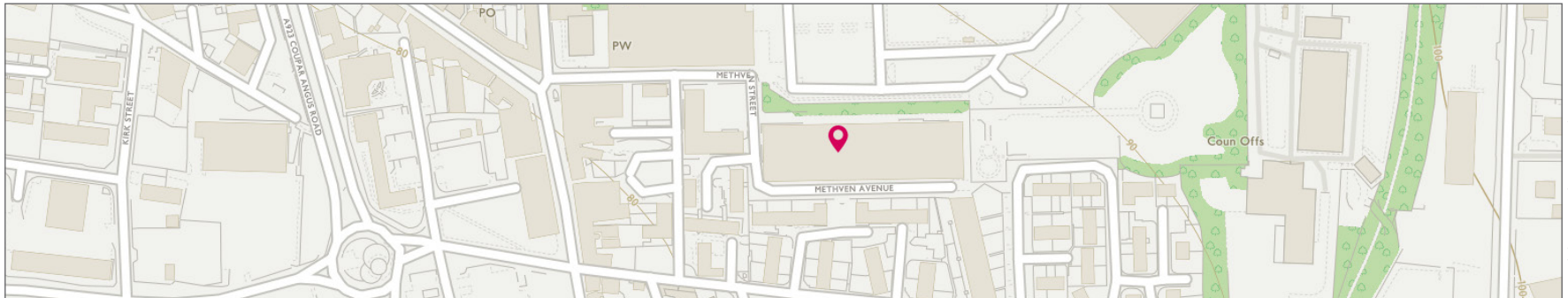


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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