

# Flat 3b, 16 Loons Road

DUNDEE, DD3 6AN



*With outstanding views towards the River Tay, this nicely presented top-floor property is situated in a popular area to the northwest of Dundee City Centre*



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McEwan Fraser Legal is delighted to present to the market this desirable two-bedroom, maisonette. With outstanding views towards the River Tay, This nicely presented top-floor property is situated in a popular area to the northwest of Dundee City Centre. An external staircase at the rear of the building leads to the Bright well-proportioned, top floor, home.

# THE LOUNGE



The rooms offer easy living space with room for entertaining and there is excellent storage. The lounge and main bedroom offer stunning views across the city to the River Tay. In addition, the lounge has a large 'walk-in' box room. The kitchen is well stocked with units and is plumbed for a washing machine. Plenty of space too for a table and chairs.

# THE KITCHEN





The upper floor holds two double bedrooms and a bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

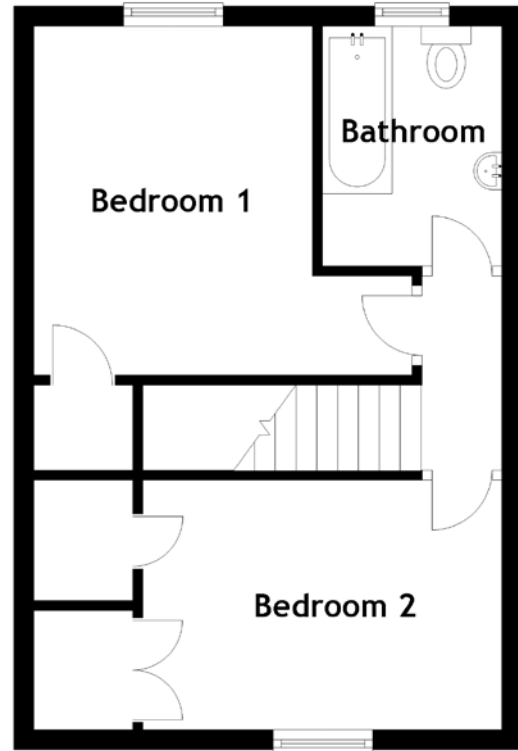
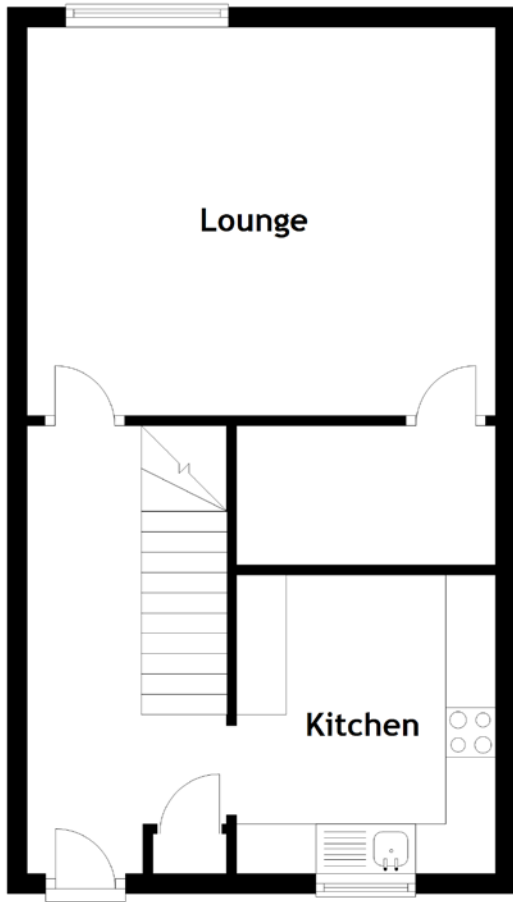


There is a communal garden, and a drying green, to the rear of the building. Really spacious, this home will wow with the proportions and the views. Excellent value for money.

# EXTERNALS & VIEWS



# FLOOR PLAN, DIMENSIONS & MAP

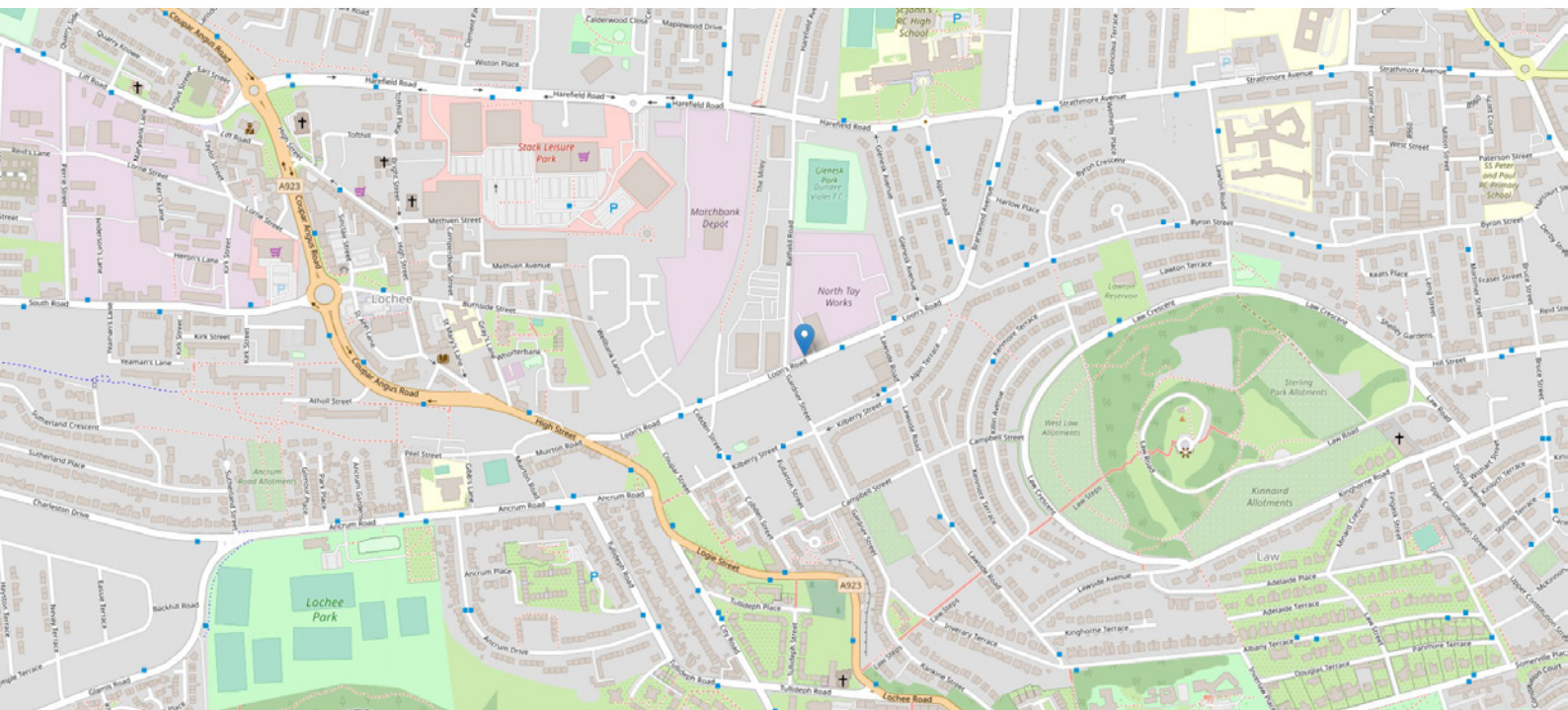


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.40m (7'11") x 1.80m (5'11")

Bedroom 1	3.80m (12'5") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 2.50m (8'3")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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 the 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.



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