

3c Kerrs Lane

DUNDEE, DD2 3HA



CHARMING ONE-BEDROOM END-TERRACED COTTAGE



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McEwan Fraser
Legal is delighted to
present this charming
one-bedroom, end-
terraced cottage
is the epitome of
style and comfort,
presented in true
walk-in condition.
Freshly decorated
and ready for its next
owner, the home
offers an inviting living
space with the lounge
seamlessly flowing
into the modern
kitchen.



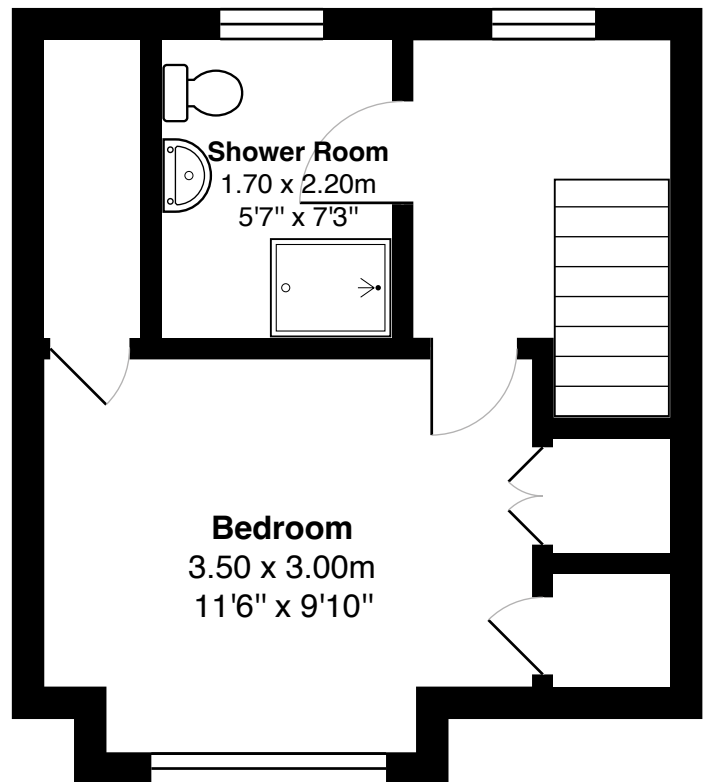
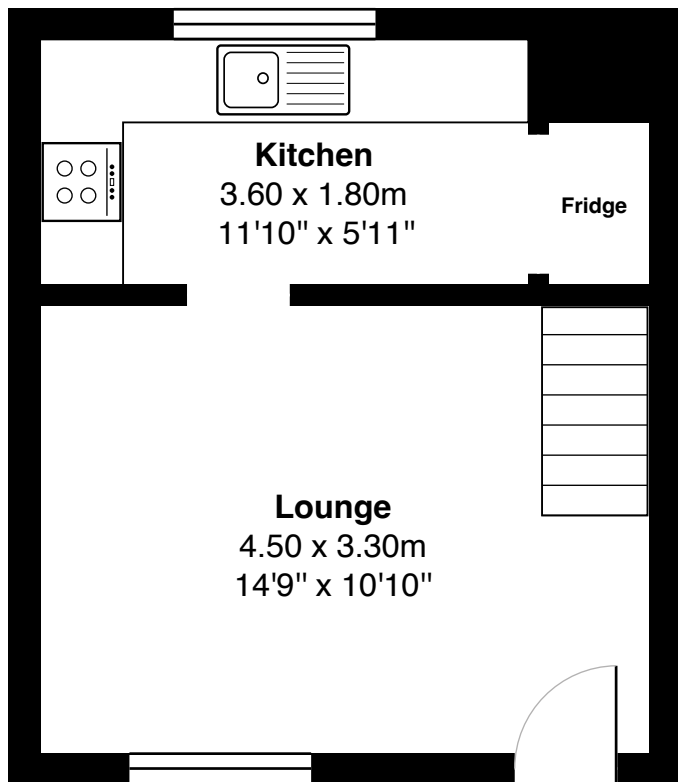




A sleek staircase leads to the bright double bedroom, complete with built-in storage for convenience. The contemporary shower room is elegantly finished, providing a sense of luxury.







Gross internal floor area (m²): 46m²

EPC Rating: D

Floor Plan



Outside, the property boasts the added benefit of parking and a delightful garden with a raised deck area, perfect for relaxing or entertaining. This cottage is ideal for those seeking a stylish, low-maintenance home with character.



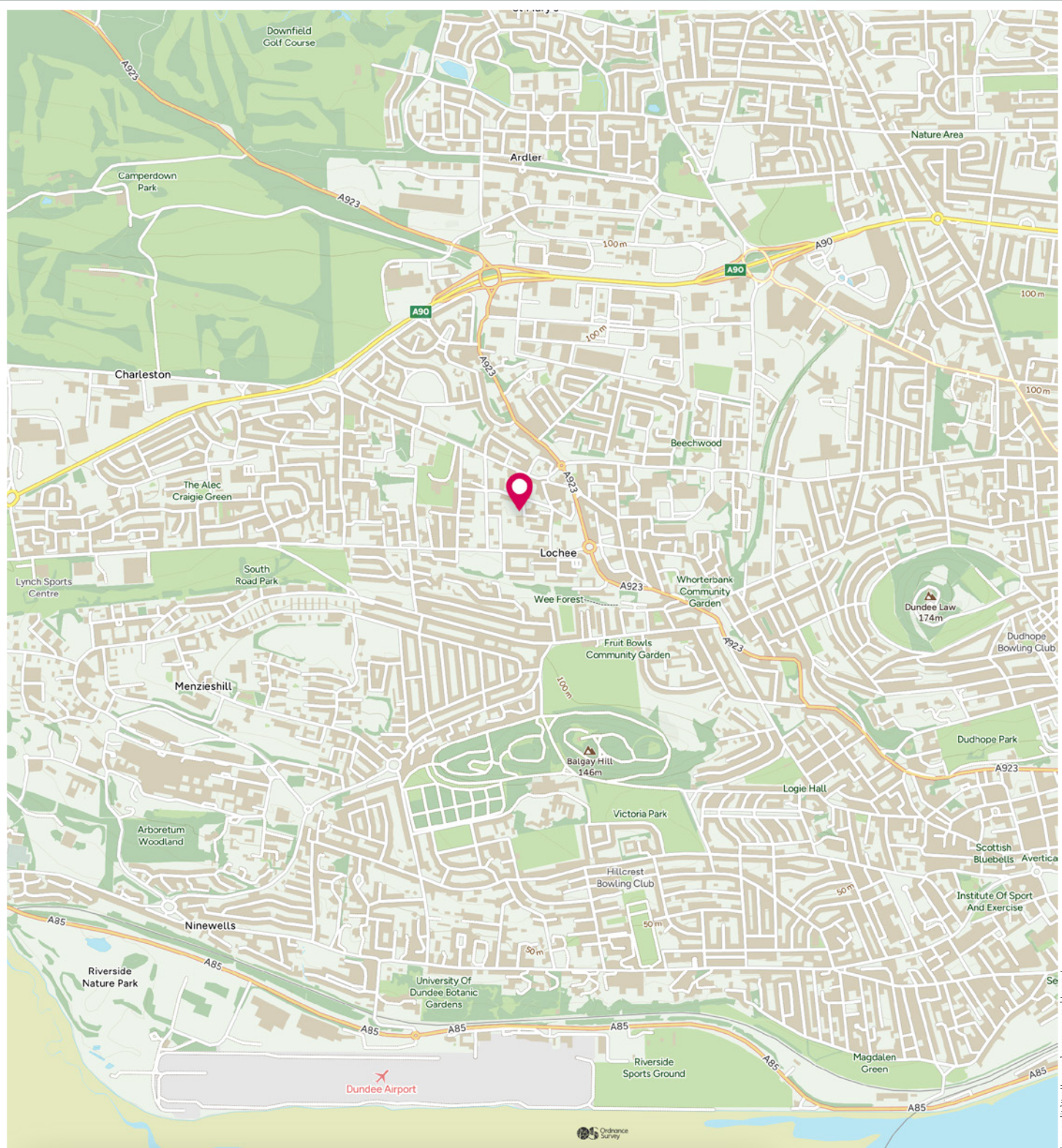


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

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.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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