



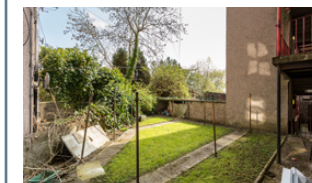
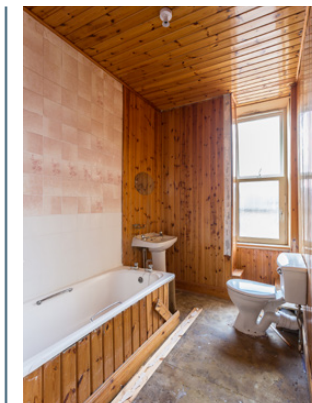


# FLAT 2A, 43 CLEGHORN STREET

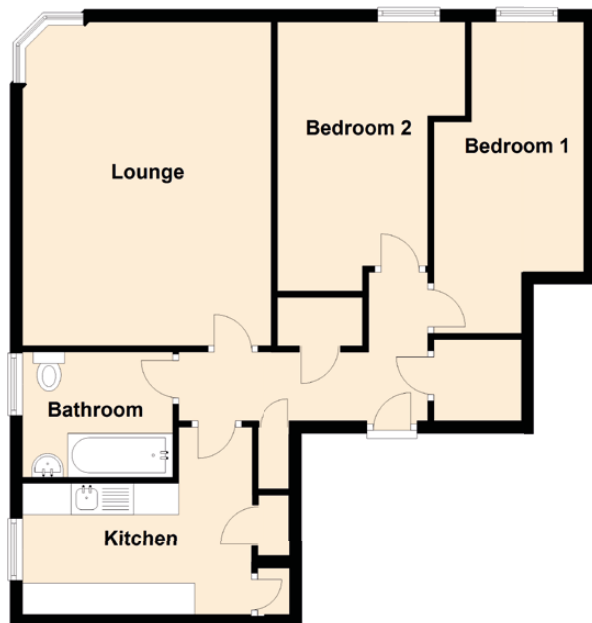
Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

McEwan Fraser Legal is delighted to bring to the market this two bedroom, second-floor Apartment forming part of a period Tenement dating from the late 19th century. The property is located on the Western side of the City Centre and is within walking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available.

With approximately 74sq.m, the property has been freshly painted and requires floorcovering and some cosmetic finishes to the bathroom. Benefiting from two bedrooms, the flat will appeal to a number of buyers including the investment purchaser. The spacious lounge offers room for a dining table or desk. The dining Kitchen is fitted with a range of floor and wall units. There are shared garden grounds to the rear and apparent boundaries are formed by brick walls.



# FLOOR PLAN, ROOM DIMENSIONS & PROPERTY LOCATION



## Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.00m (13'1")
Kitchen	3.80m (12'6") x 2.10m (6'11")
Bedroom 1	4.00m (13'1") x 2.50m (8'2")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.50m (8'2") x 2.00m (6'7")

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

EPC Rating: C

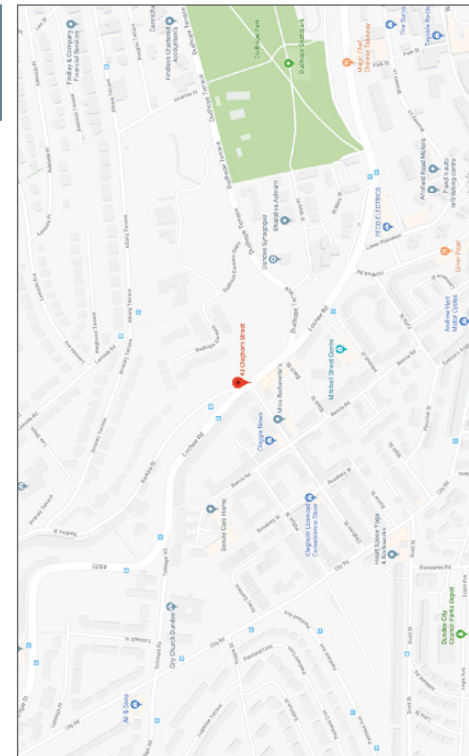


Image credit: <https://www.google.com/maps>



Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
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Designer

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