



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01382 721 212

**2/R, 6 Park Avenue**

DUNDEE, DD4 6PW





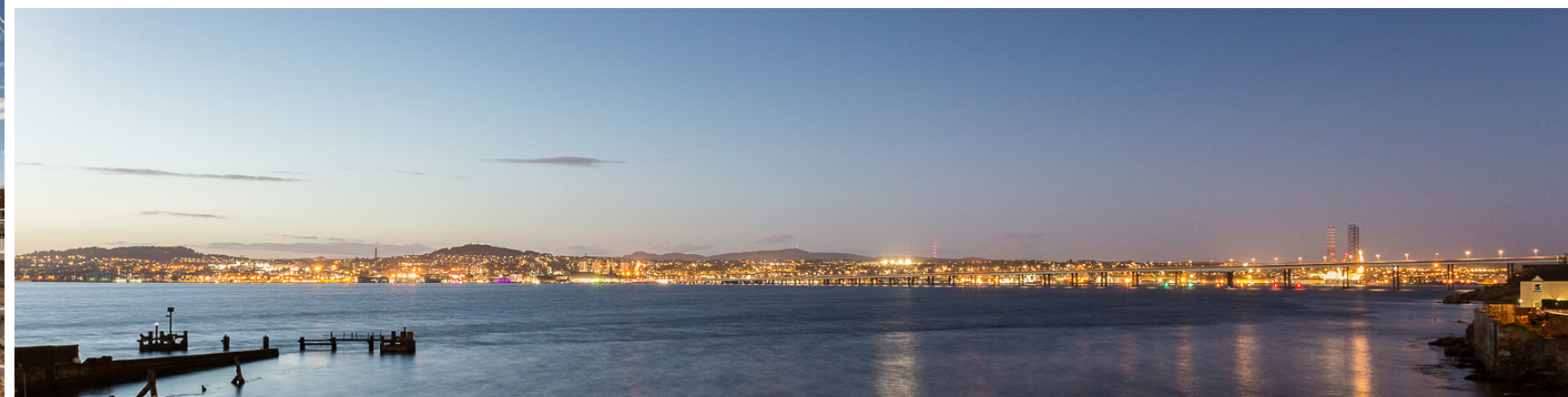
# Dundee

DD4 6PW

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.





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McEwan Fraser Legal is delighted to present this one-bedroom flat in Dundee. The property is in walk-in condition. The flat showcases excellent location for all amenities in the City Centre and good transport links. Internally, the property comprises of:

- Fitted kitchen with ample modern units at floor and wall height along with a walk-in store where the washing machine is plumbed in.
- Spacious living area with room for table and chairs as well as soft furnishings.
- One bedrooms with elegant proportions.
- Modern shower room.

In addition to this, the property includes a communal garden. This is a great opportunity to acquire a centrally located second floor flat in immaculate order and in a central location.

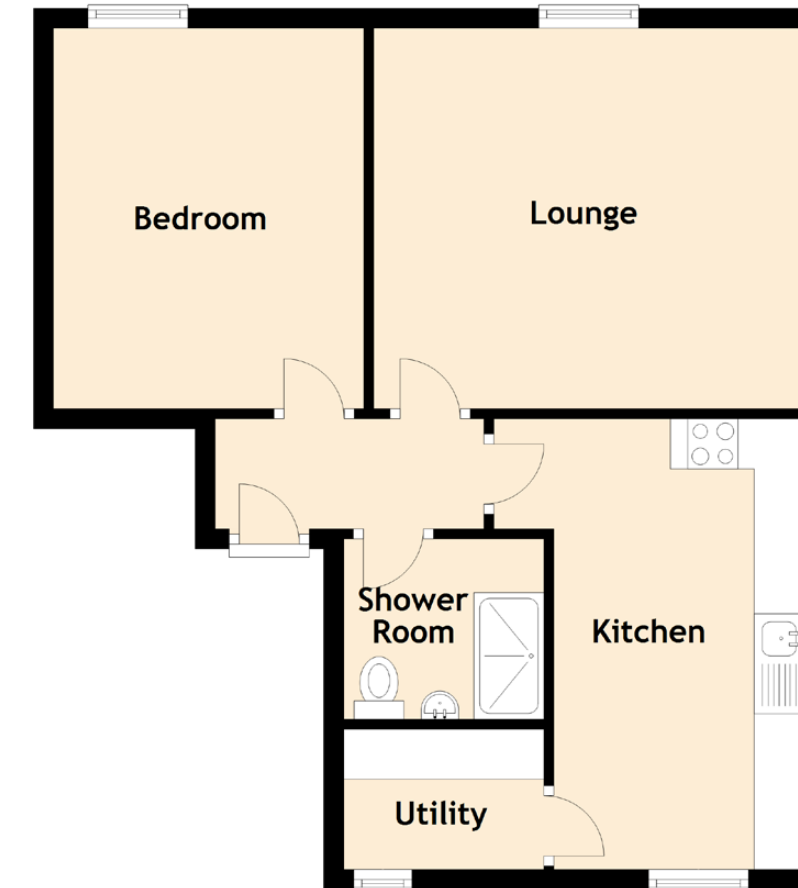






# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	4.50m (14'9") x 3.10m (10'2")
Utility	2.00m (6'7") x 1.40m (4'7")
Bedroom	3.80m (12'6") x 3.10m (10'2")
Shower Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 52m² | EPC Rating: C

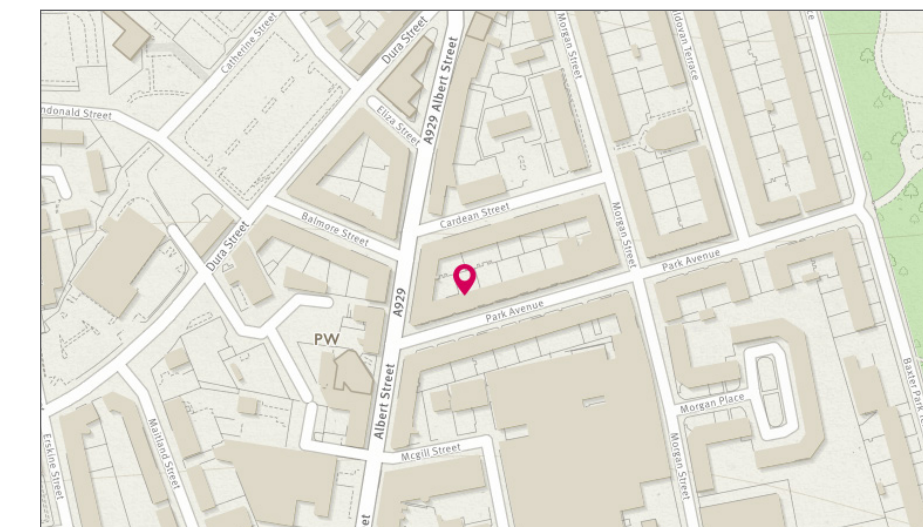


Image credit: <http://www.outline-surveys.co.uk/company/>





# McEwan Fraser Legal

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Text and description  
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 Photographer



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