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DUNDEE, DD3 7PG

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. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities.

Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.

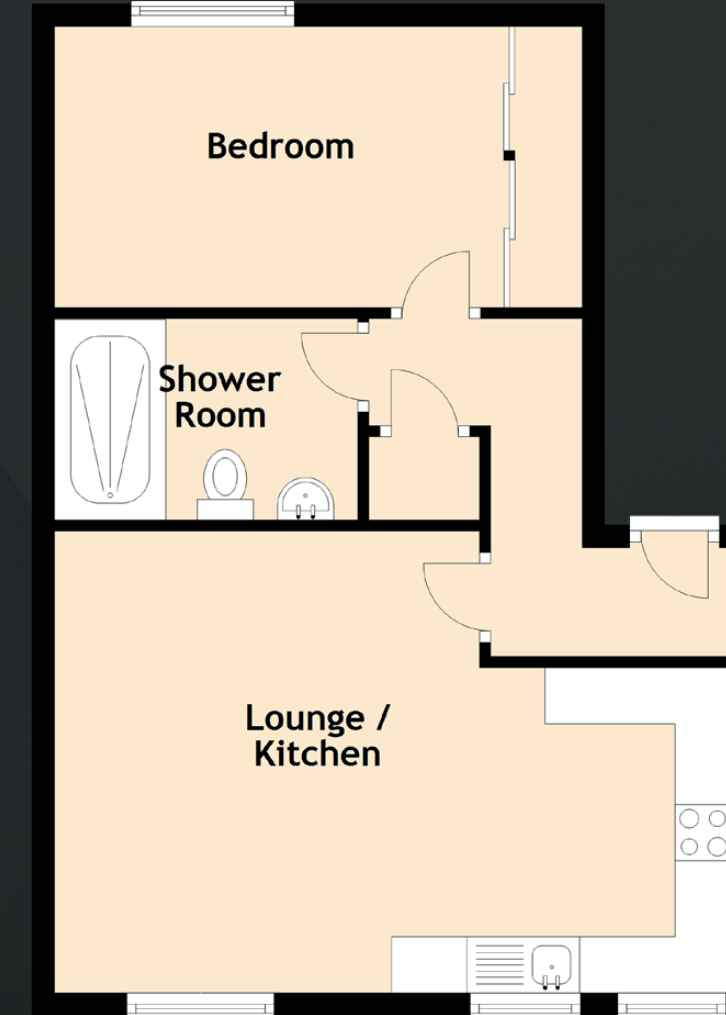


We are delighted to offer onto the open market this second floor, very well presented double bedroom flat, presented overall in very good condition. Parking is available on the road to the front.

Access the building through the main door and climb the stairs to the second floor where the door to the flat is on the right-hand side. The flat has a spacious hallway with doors to all the rooms. The living room has a rear aspect with double glazing windows, wood flooring and is open-plan to the kitchen. The kitchen has been fitted with a modern range of units with integrated oven, hob and dishwasher, with appliance space for a fridge/freezer and washing machine. The bedroom is a good double in size with a fitted wardrobe and a rear aspect. The bathroom is fitted with a three-piece white suite.

Outside is a shared garden with a lawned area and bin storage area. This property would suit an investor or first-time buyer.



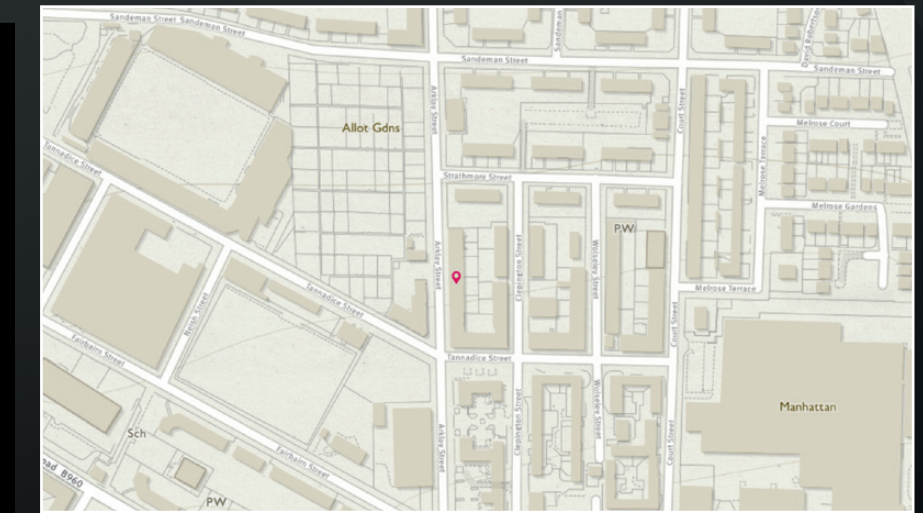


*Approximate Dimensions
(Taken from the widest point)*

Open Plan Living	5.80m (19') x 4.40m (14'5")
Bedroom	4.00m (13'1") x 2.50m (8'2")
Shower Room	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m²): 45m²
EPC Rating: C

Extras (Included in the sale): Floor coverings,
integrated appliances and light fittings.






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**Part
Exchange
Available**

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