

# THE LOCATION

Situated in the West End of Dundee, Shepherds Loan is located in a well-established and sought-after residential area some two miles west of the City Centre and within good proximity to both Ninewells and Royal Victoria Hospital. The picturesque Riverside Park is just a stone's throw away, offering scenic walks and relaxing green spaces for you to enjoy.

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 & 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.

Popular with students, young professionals, down-sizers, or seeking a savvy investment opportunity, this ground-floor flat presents an unmissable chance to own a stylish and comfortable home in one of Dundee's most desirable neighbourhoods.

# THE PROPERTY

Part exchange may be available. McEwan Fraser Legal is delighted to present this rare gem in the sought-after West End of Dundee, a captivating two-bedroom ground-floor flat that exudes modern comfort and convenience. Nestled within a desirable area, this property offers the perfect blend of style, space, and prime location.

Step inside and be enchanted by the well-appointed kitchen, boasting ample room to accommodate a dining table, making it the ideal spot for gathering with family and friends. The lounge offers elegant proportions, providing a perfect retreat for relaxation and entertaining. Both bedrooms are thoughtfully designed with built-in wardrobes, ensuring generous storage space for all your belongings. Storage is plentiful throughout the flat, allowing you to keep your living space organized and clutter-free. The shower room boasts a white suite, complete with a shower cubicle and a vanity unit.

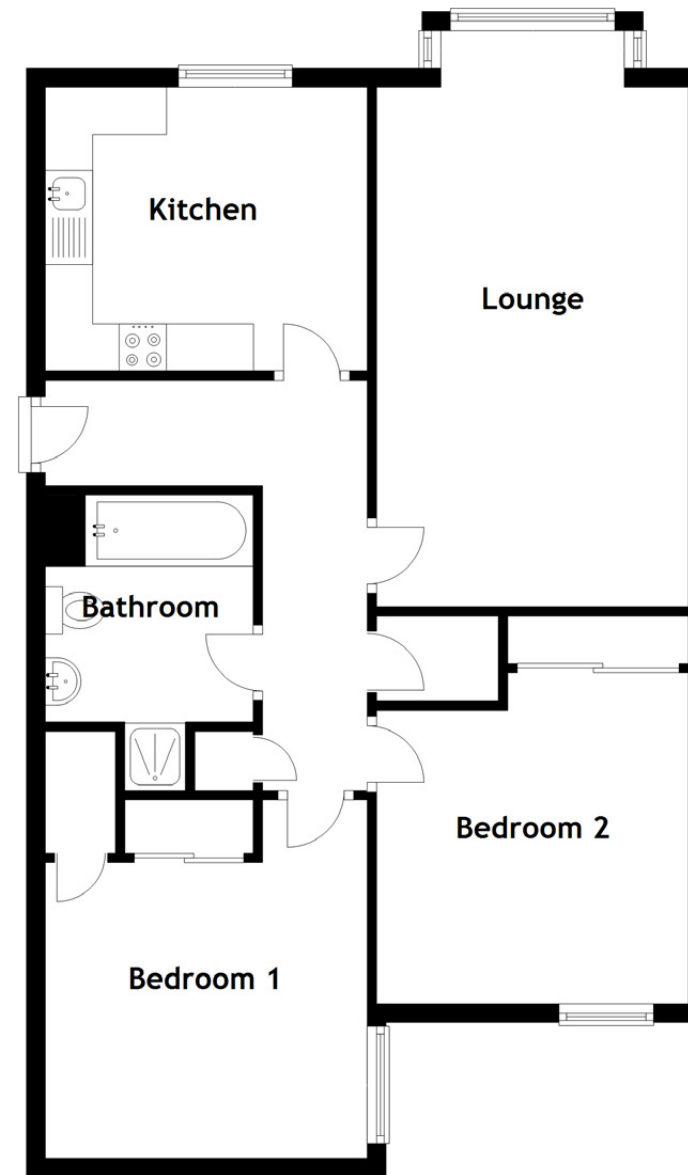
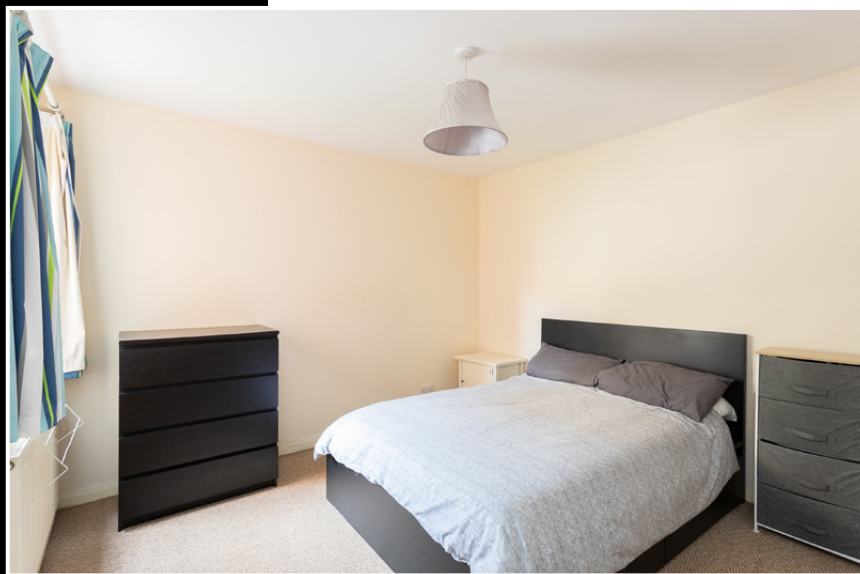
One of the most desirable features of this property is the exclusive parking space for residents- a prime and highly sought-after amenity in this vibrant location. Contact us now to arrange a viewing and seize the chance to own this exquisite two-bedroom flat in the coveted West End of Dundee. Your dream home awaits!



*“...Storage  
is plentiful  
throughout the  
flat, allowing  
you to keep your  
living space  
organized and  
clutter-free...”*



# BEDROOMS & BATHROOM



## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.10m (20') x 3.30m (10'10")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	3.80m (12'5") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bathroom	2.40m (7'11") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: C

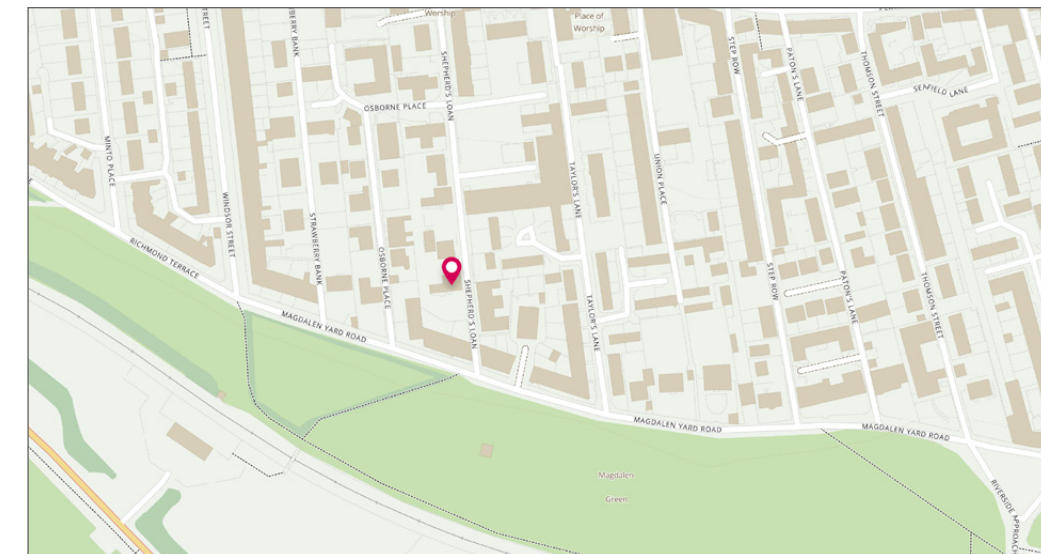


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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