

# 3/2 44 Provost Road

DUNDEE, DD3 8AJ



WELL-PRESENTED  
ONE-BEDROOM FLAT



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McEwan Fraser Legal is delighted to present this well-presented one-bedroom flat that offers generous internal space, modern finishes, and an ideal layout for home working or study.

The standout feature of this home is the spacious lounge, which comfortably accommodates both living and dining furniture and incorporates a defined study area, perfect for home working or quiet reading space without compromising the main living zone.





The modern fitted kitchen provides ample storage and worktop space, designed for practical everyday use.

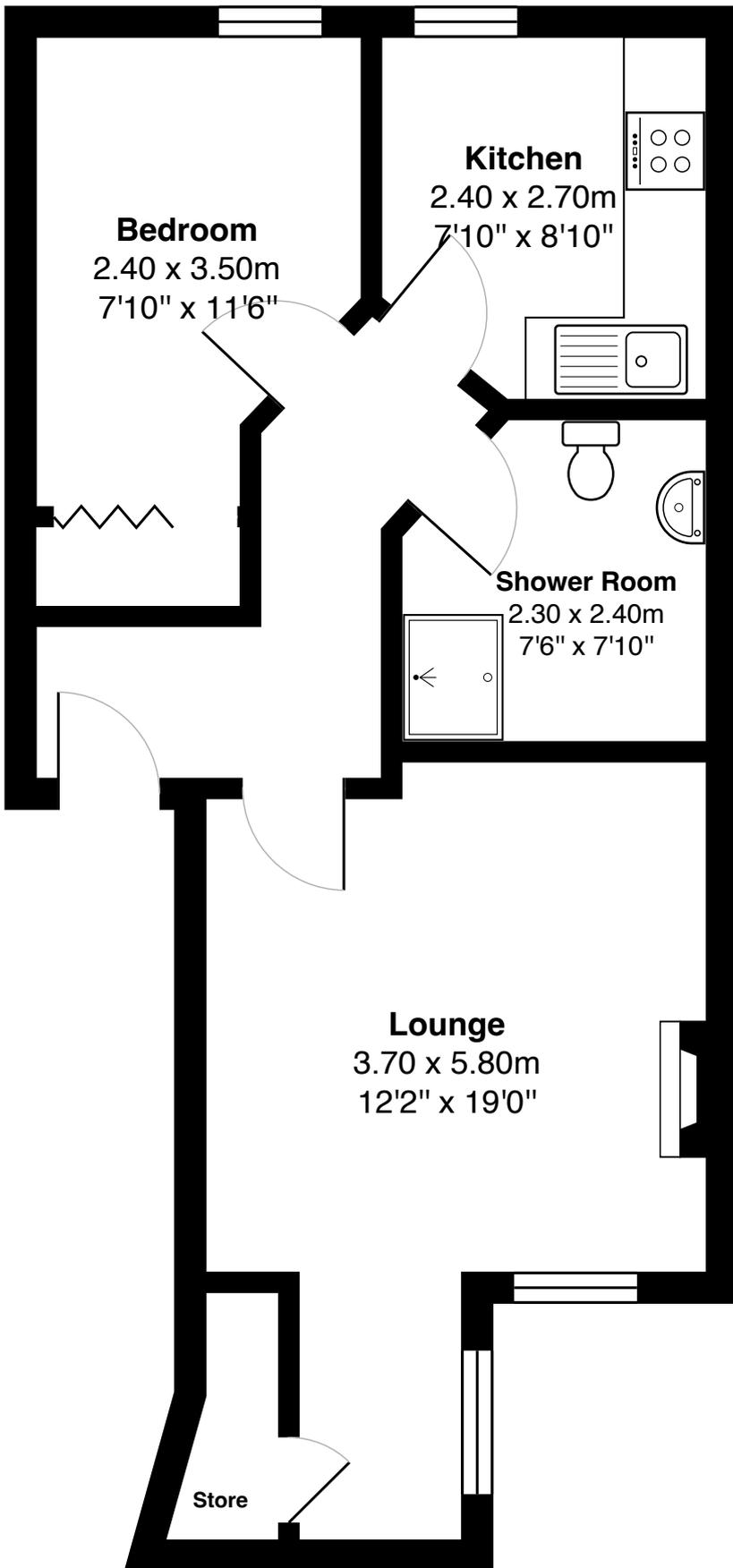


The bedroom is a well-proportioned double with built-in storage, ensuring a clean and uncluttered feel. A good-sized shower room completes the accommodation, offering contemporary fittings and ease of maintenance.

Importantly, the boiler has been recently replaced, providing peace of mind and improved energy efficiency.







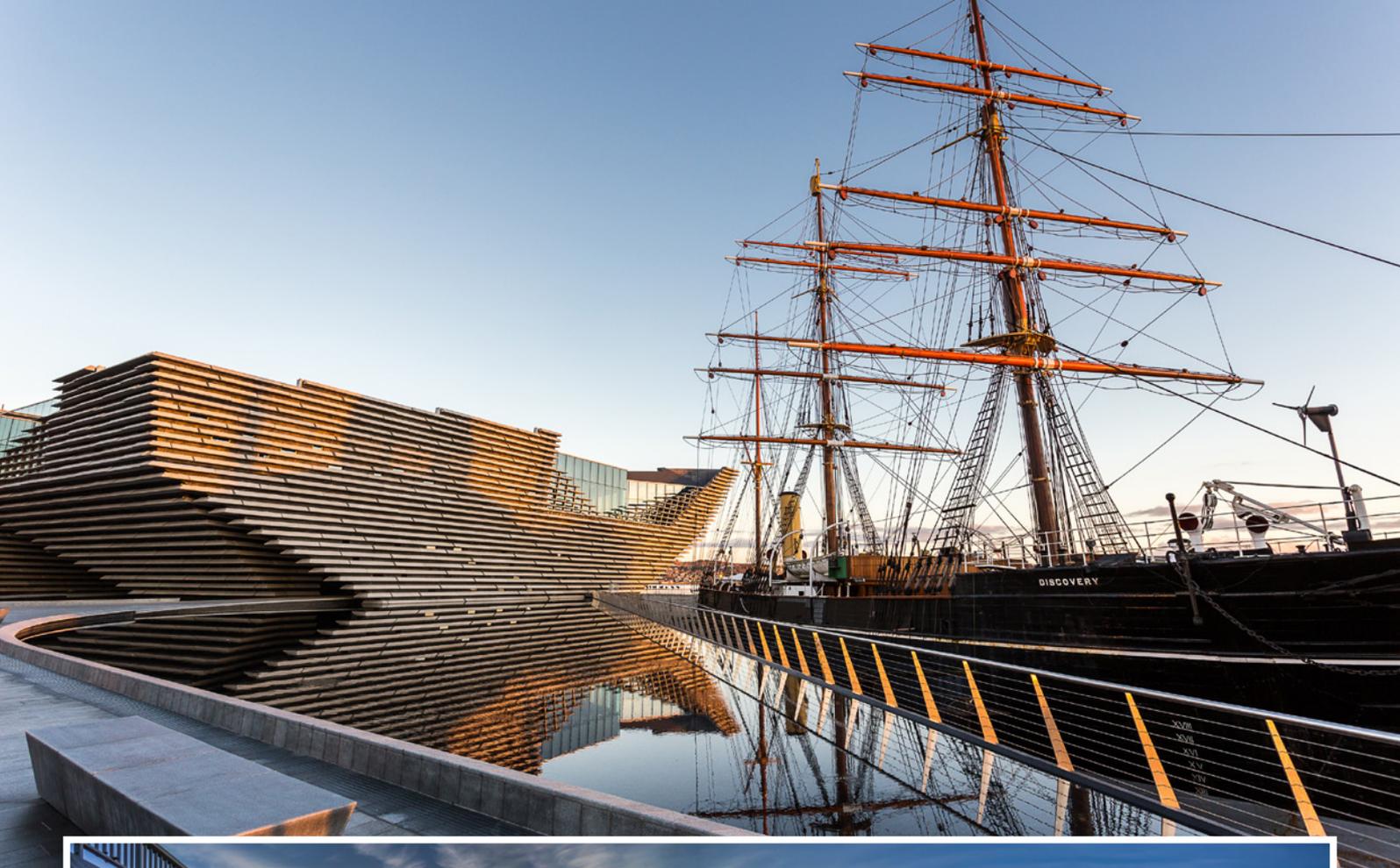
Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>

EPC Rating: C



This property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase. An excellent opportunity in a consistently popular residential area.



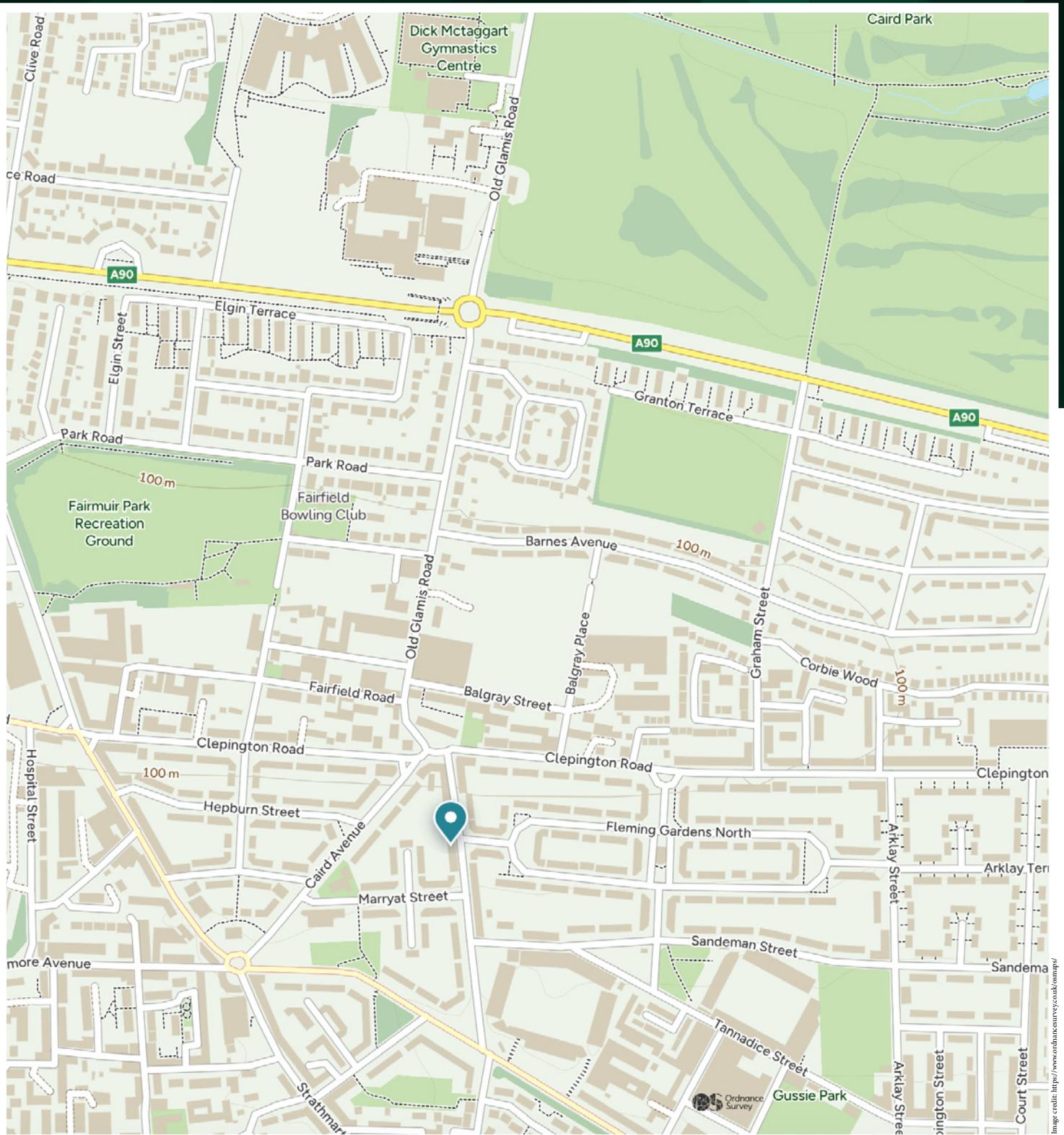


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and 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



# McEwan Fraser Legal

Solicitors & Estate Agents

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