



Spacious two-bedroom ground-floor apartment close to Dundee city centre with secure entry and allocated parking



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal presents a spacious ground-floor flat perfect for professionals, students, or investors. Combining space, parking, and convenience, this bright two-bedroom apartment is within easy reach of Dundee's universities and city centre amenities. Located just west of the city centre, this purpose-built home offers practical, generous accommodation with the benefit of a recently replaced cooker and shower, as well as the bonus of allocated parking and secure entry. Set in a well-established development at the corner of Daniel Street and Larch Street, it's ideal for those seeking city living, easy university access, or a low-maintenance home close to excellent transport links and local amenities.

THE LOUNGE



The flat opens into a welcoming hallway leading through to a bright and comfortable lounge, offering a good balance of living and dining space. The kitchen is positioned separately and provides a recently replaced cooker with practical storage and preparation areas, ideal for day-to-day living.

THE KITCHEN





There are two well-proportioned bedrooms, making the property particularly appealing for professional sharers, students or those requiring home working space. The bathroom is fitted with a recently replaced shower and WC facilities. The property also benefits from gas central heating throughout. Double-glazed timber casement windows help create a warm and comfortable environment year-round.

THE BATHROOM



BEDROOM 1



BEDROOM 2

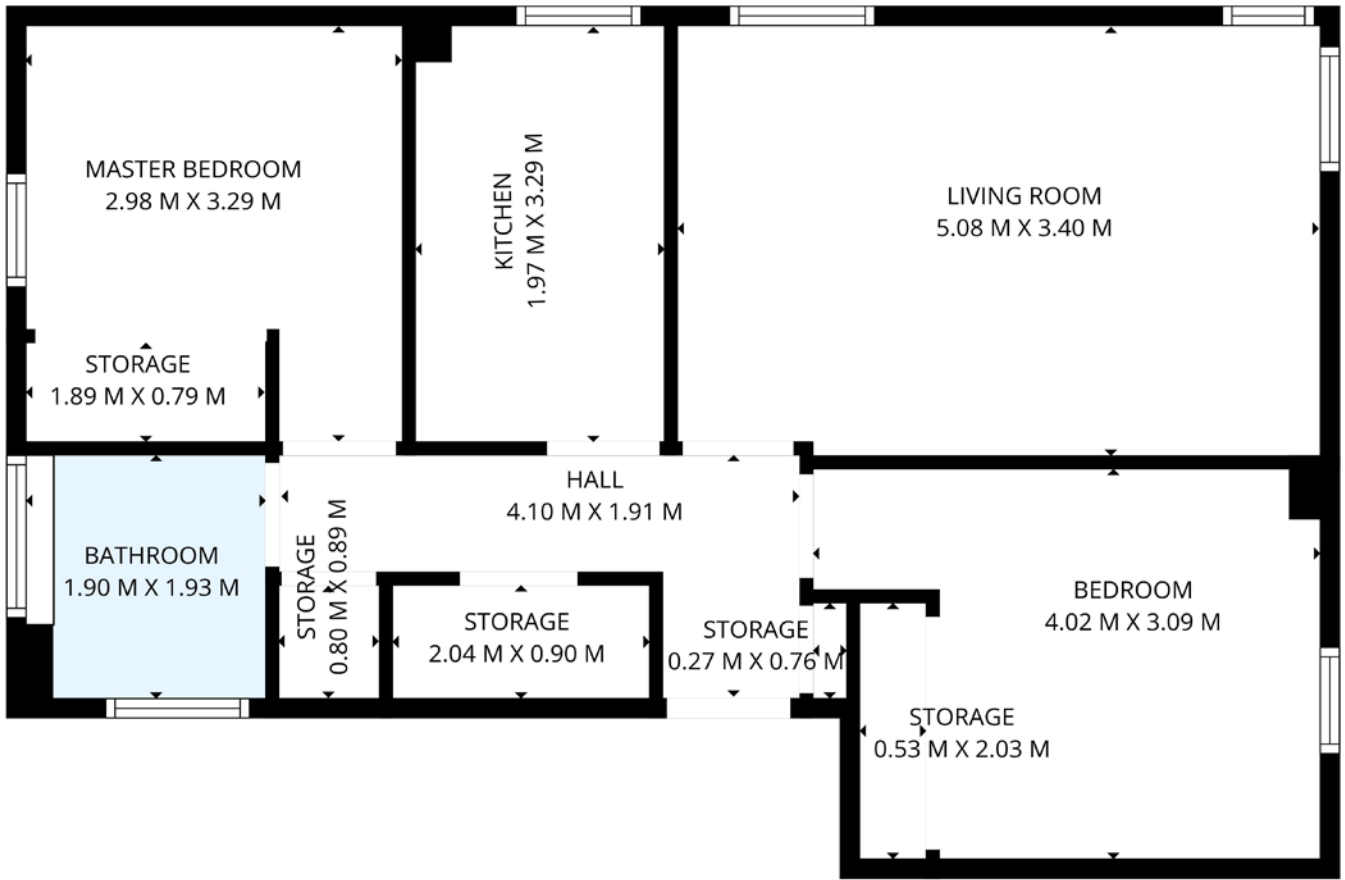


Access to the building is via a secure mutual entrance with door entry system, adding peace of mind and convenience. A particularly valuable feature is the allocated private parking space located within the tarred residents' car park to the side of the building, an increasingly important benefit within this part of the city. There is also a shared drying area to the rear. Ground floor apartments with parking and secure entry access remain consistently popular within central Dundee, particularly those offering flexible two-bedroom accommodation close to universities and the city centre. This is a smart, practical home in a highly convenient location.

EXTERNALS

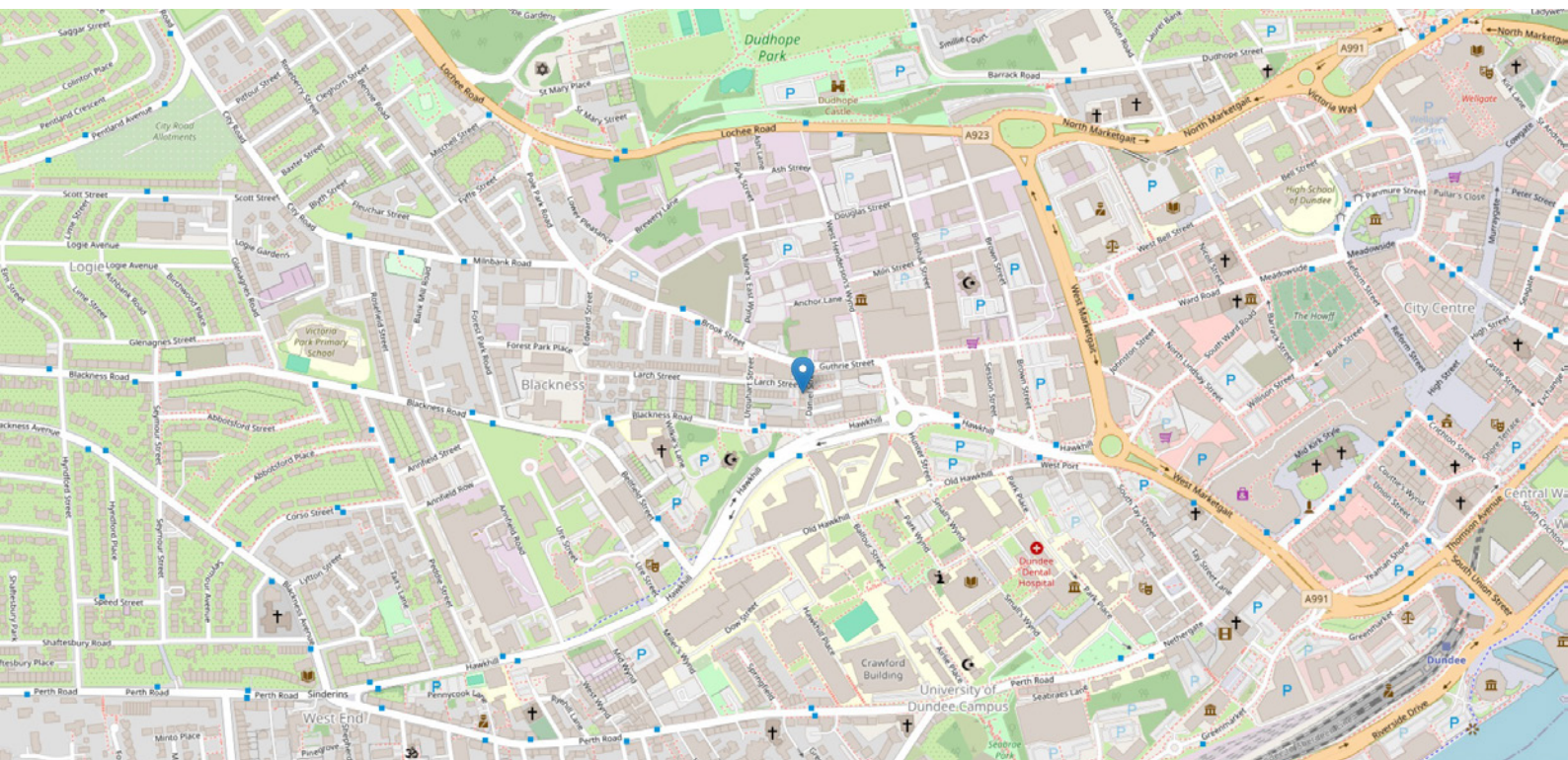


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | EPC Rating: C



THE LOCATION

Daniel Street is ideally positioned for access to everything central Dundee has to offer.





Both the University of Dundee and Abertay University are within convenient reach, making the property highly attractive for students, academic staff and professionals alike. Nearby amenities include supermarkets, cafés, restaurants, gyms and local shops, while the city centre, railway station and waterfront are all easily accessible. Excellent public transport services operate throughout the area, and major road links provide convenient commuting options across the city and beyond.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALLY CLARK
Designer

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