





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 is Scotland's fourth-largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). 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.



9, 1/1 EDEN STREET

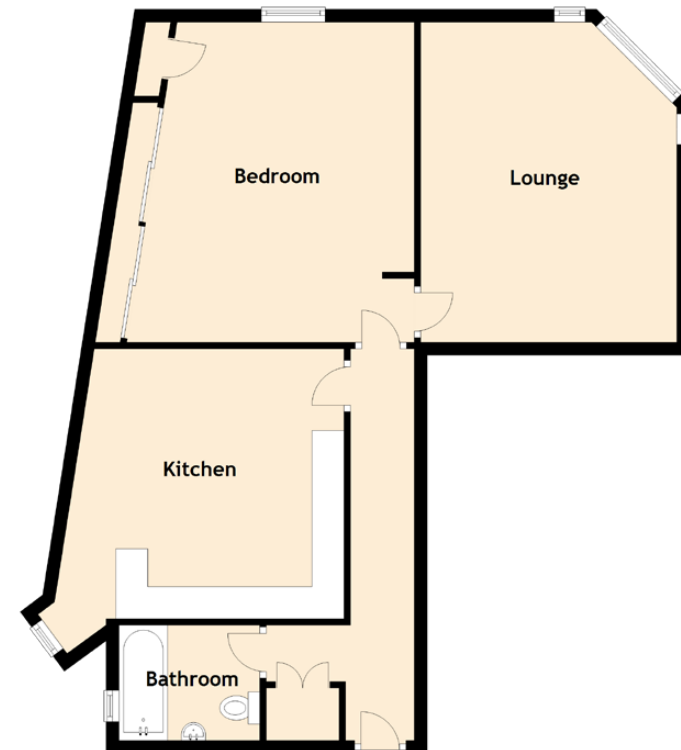
DUNDEE, ANGUS, DD4 6HL

McEwan Fraser Legal is delighted to take to the market this well-presented apartment. Offering excellent value for money, this traditional first floor flat offers spacious accommodation and elegant proportions.

The hallway, with large storage cupboard, offers access to all rooms. The dining kitchen is fitted with units at floor and wall level with ample worktop space for food preparation and even space for an easy chair to curl up in with the newspapers. The lounge is carpeted, period features include the ornate cornice work and a window on the corner ensures plentiful natural daylight. The bathroom is partially tiled and offers a three-piece suite with a shower over the bath and a glazed screen. A large double bedroom with built-in wardrobes completes the accommodation.

Externally there are communal gardens with on-street parking. Good location for easy access to the City centre.



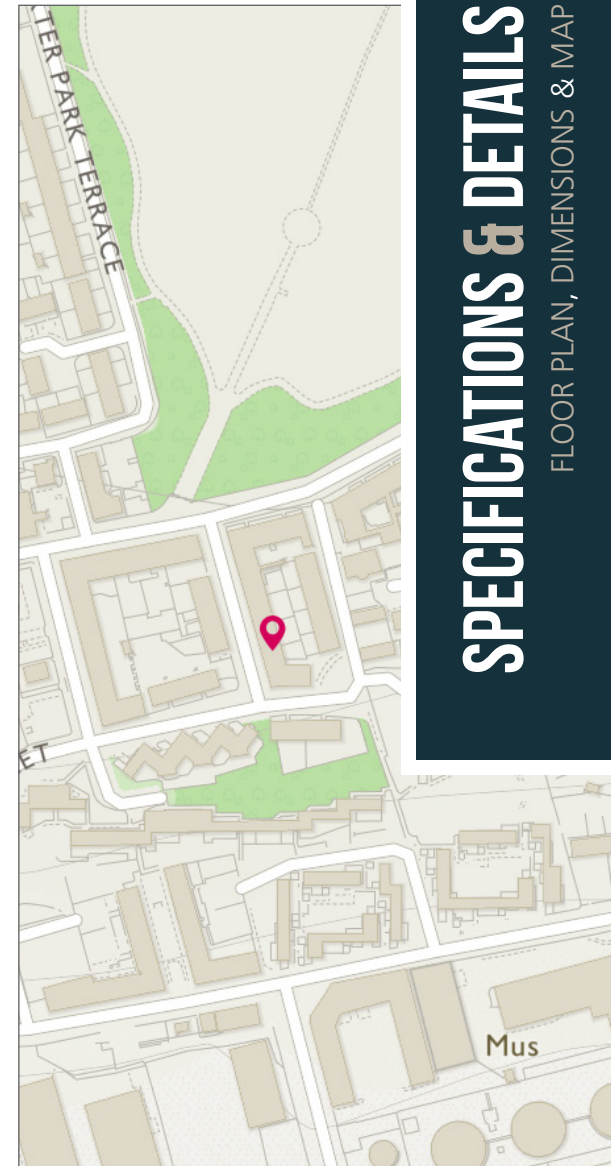


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.00m (13'1")
Kitchen	4.70m (15'5") x 4.10m (13'5")
Bedroom	5.00m (16'5") x 4.50m (14'9")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²): 75m²

EPC Rating: C



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



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Exchange
Available

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer