



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**25 Kenilworth Avenue**

DUNDEE, DD4 6LE



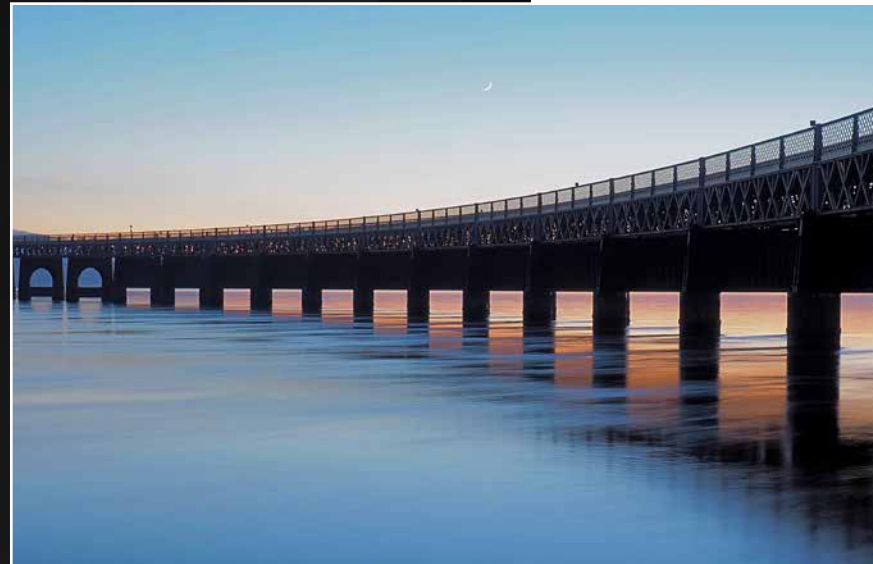
# 25 KENILWORTH AVENUE

*Dundee*

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.



McEwan Fraser Legal is delighted to bring to the market this desirable ground floor cottage flat with sea views and a private garden to the front, and a shared green to the rear.

The flat is on one level with some steps to the front door, into the vestibule and then into the hall. The lounge is elegant in proportion with a gas fire as a focal point and sea views from the bay window. A door from the lounge opens to the recently renovated kitchen. The kitchen is spacious enough for a breakfasting table. Included are a gas hob, electric oven, cooker hood, integrated washing machine and free-standing fridge freezer. The window looks out the back over the shared back garden. The bathroom is recently renovated. Two spacious bedrooms include fitted wardrobe in the main bedroom.

The property has had a new front door installed in the last week!





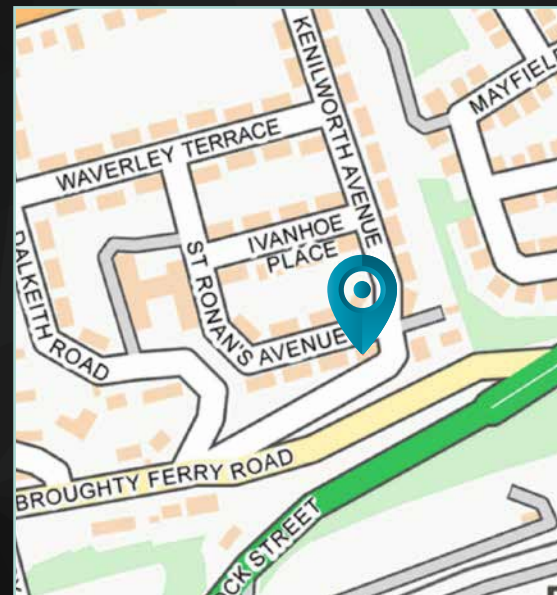
*"...The lounge is elegant in proportion with a gas fire as a focal point and sea views from the bay window..."*







## THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.88m (16') x 3.70m (12'2")
Kitchen	3.10m (10'2") x 3.06m (10')
Bedroom 1	4.15m (13'7") x 3.67m (12')
Bedroom 2	3.80m (12'6") x 3.07m (10'1")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C





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Part  
Exchange  
Available

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Text and description  
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