

33 Milnbank Road

DUNDEE, DD1 5QA



Two-bed ground floor, and main door, home with private garden to the front.



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to bring to the market this two-bedroom, ground floor apartment with its own door and private gardens to the front. The property is located in close proximity to the city centre and is within striking distance of both Dundee & Abertay Universities. Great local amenities and public transport links are readily available.

THE LOUNGE



The property has been carefully maintained and presented in true walk-in condition and will appeal to a number of buyers including the investment purchaser. The spacious lounge offers a window to the front and a modern finish to floors and walls.

THE KITCHEN



The kitchen is fitted with a range of floor and wall units in a contemporary white glass with built under oven and electric hob. It is plumbed for a washing machine.





The bathroom includes a shower over the bath and is finished with partial wet-wall boards creating a neat and modern feel. Two good size bedrooms add to the attraction.

Ready to move right into, this home is not in a chain and is meticulously presented to the market.

THE BATHROOM



BEDROOM 1



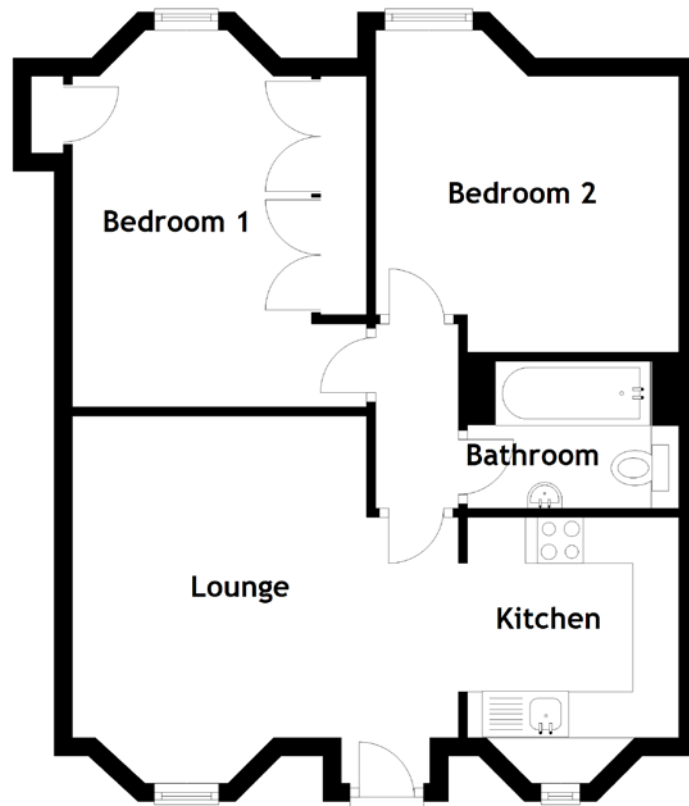
BEDROOM 2



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



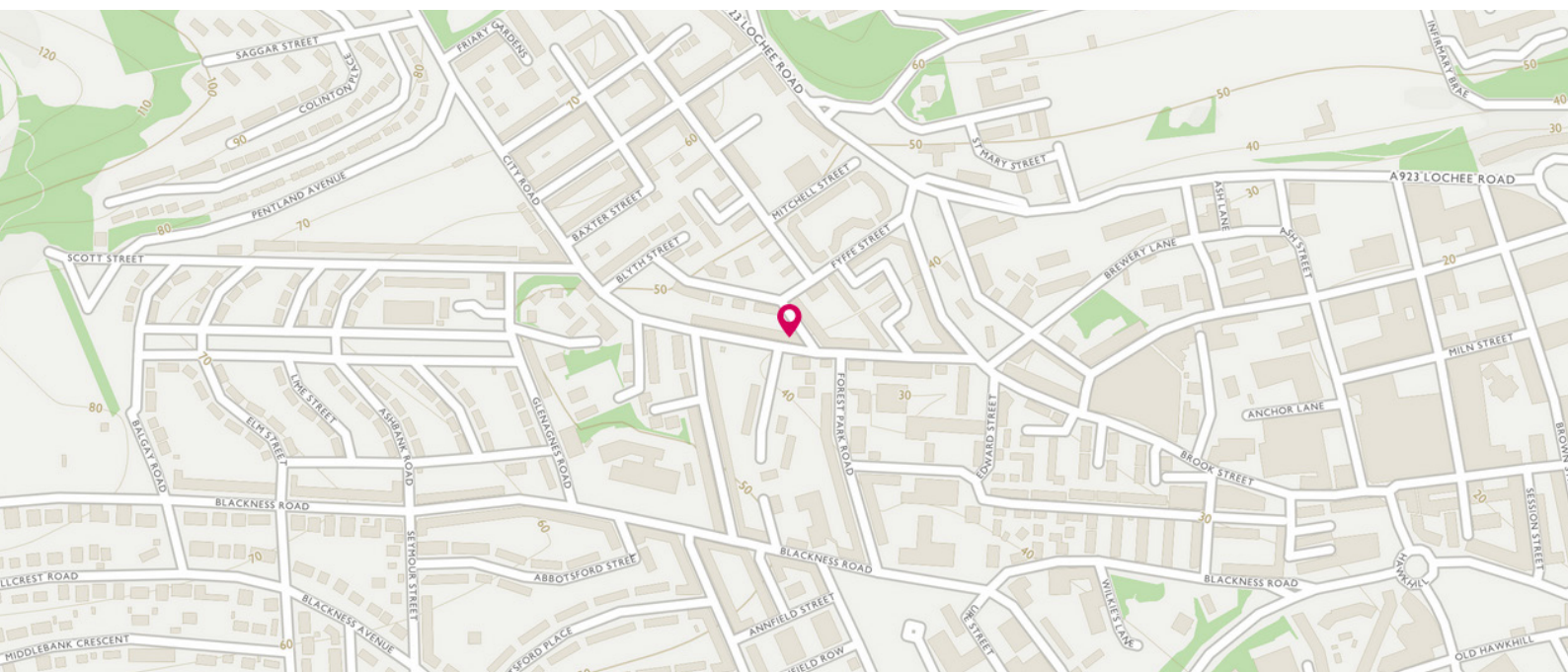
Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 50m²

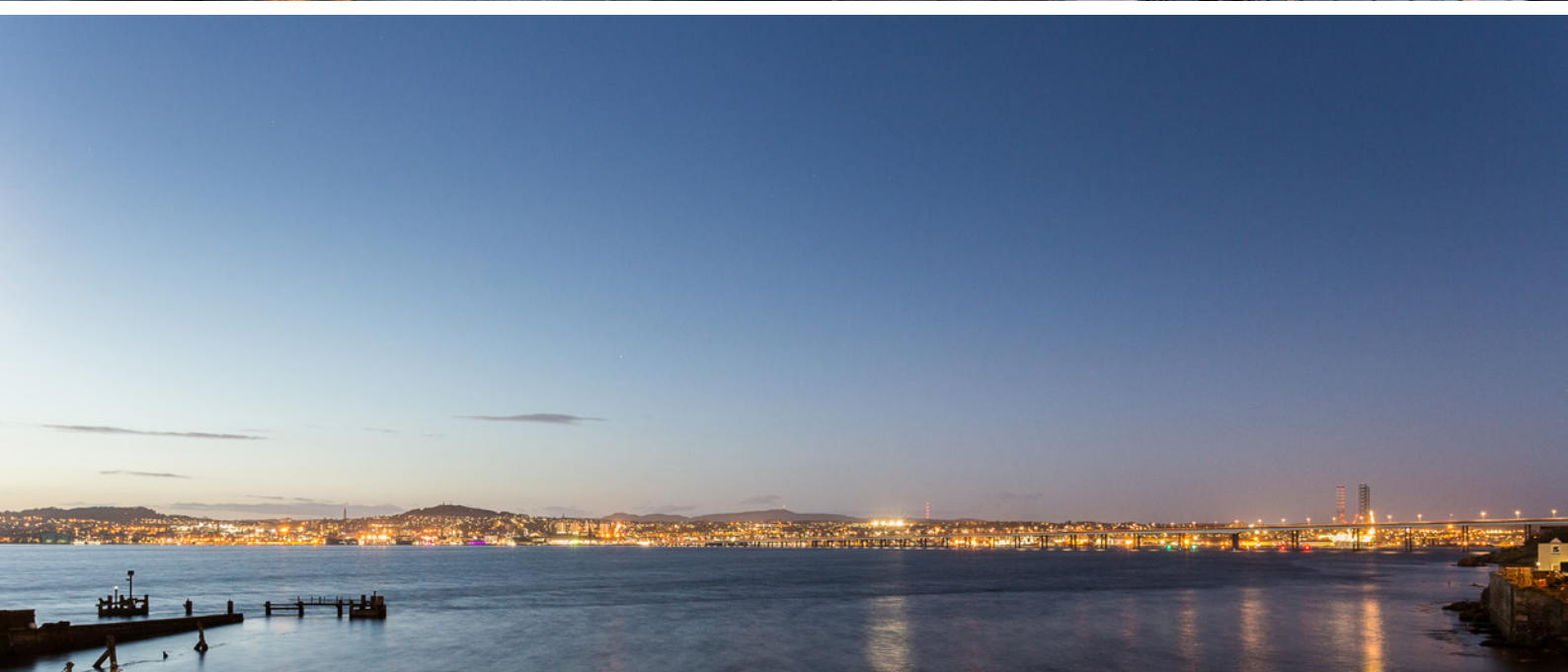
EPC Rating: C

Extras (Included in the sale): Washing machine, fridge/freezer and blinds.



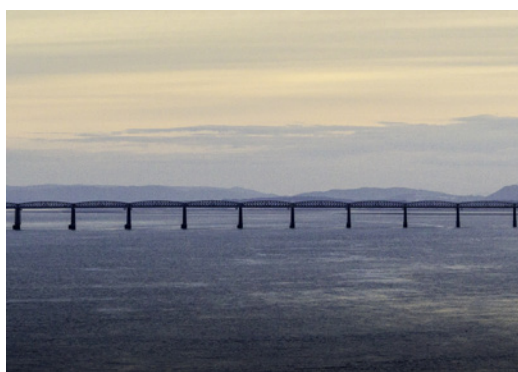
THE LOCATION

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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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