




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

58 Findowie Street
DUNDEE, ANGUS, DD4 9PR

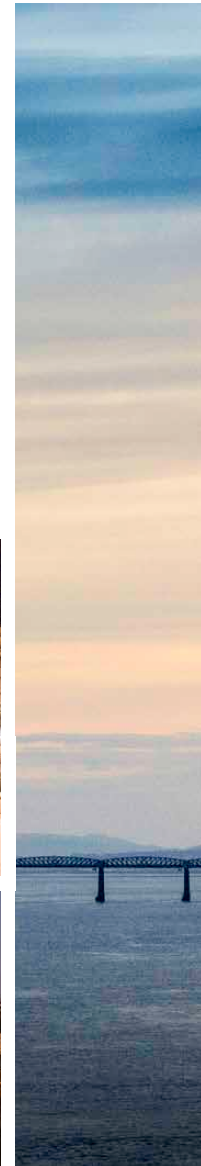
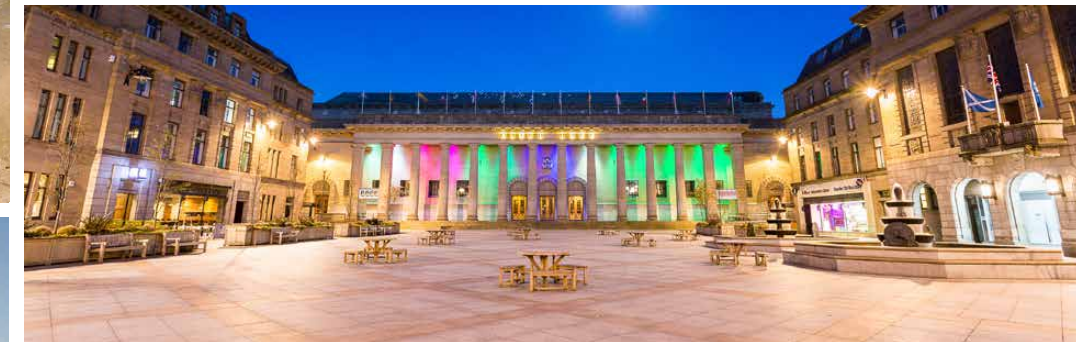


Location : Dundee

DUNDEE, ANGUS, DD4 9PR

The property is located within this popular development in the West end of Dundee close to the Ninewells Hospital and Technology park with easy access to the M90 motorway. Dundee is a busy shopping district well served by both local and national shops and stores.

Schooling is well represented from nursery to high school level and this property is situated in the much-coveted catchment area of the renowned Harris Academy. Dundee and Abertay Universities and colleges are within easy reach. The property is close to the main bus routes serving the city.



58 Findowie Street

DUNDEE, ANGUS, DD4 9PR

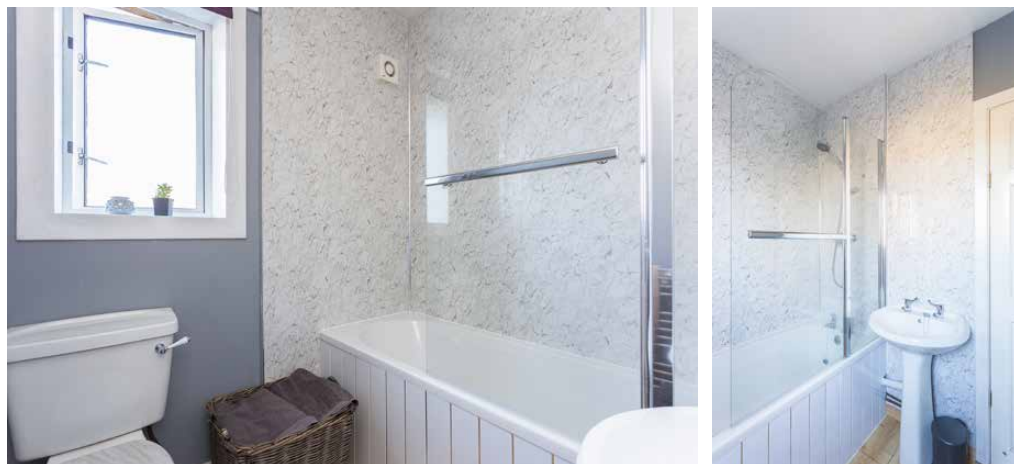
McEwan Fraser Legal is delighted to present this 2-bedroom end of terraced house situated in the popular Fintry area. The property is in good condition with large bedrooms and double glazing throughout. The property is ideal for a first-time buyer or investment opportunity and early viewing is essential to not miss out on this property. Inside, the property comprises of:

- Fully equipped kitchen with built-in oven and space for washing machine and fridge freezer.
- Spacious living area with a dual aspect through double glazed windows.
- 2 bedrooms which include built-in wardrobes.
- Modern three-piece bathroom with shower over bath and wet walling.
- Gas fired central heating and double-glazed windows.

In addition to this, the property includes a driveway to the front offering valuable off-street parking. The garden to the rear and side is very generous in size with lawned area and enclosed by fencing and hedging.

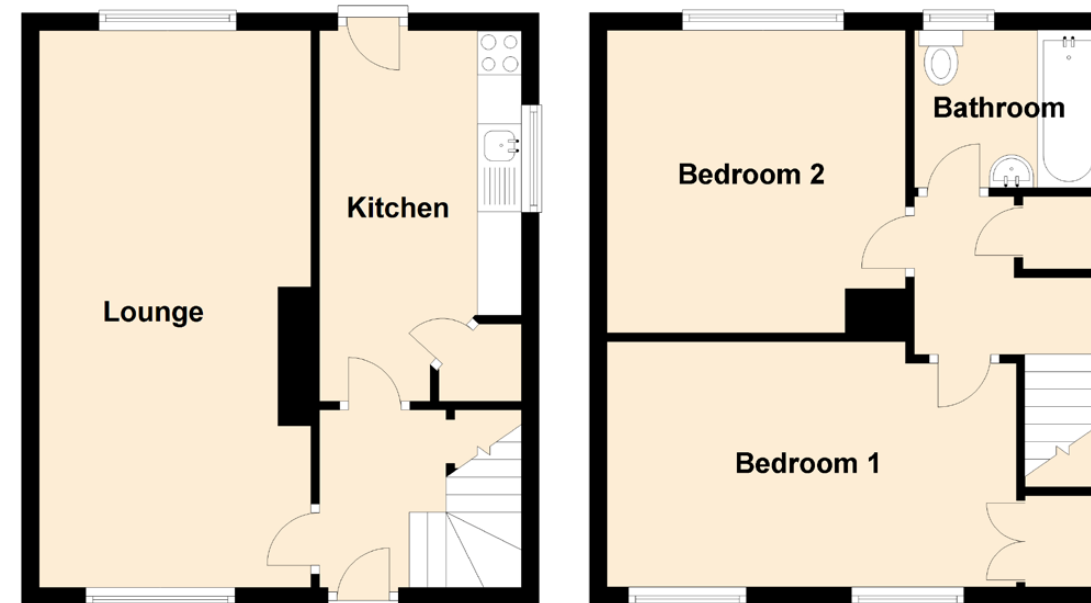
Viewing is highly recommended.





Specifications & details

FLOOR PLAN, DIMENSIONS & MAP



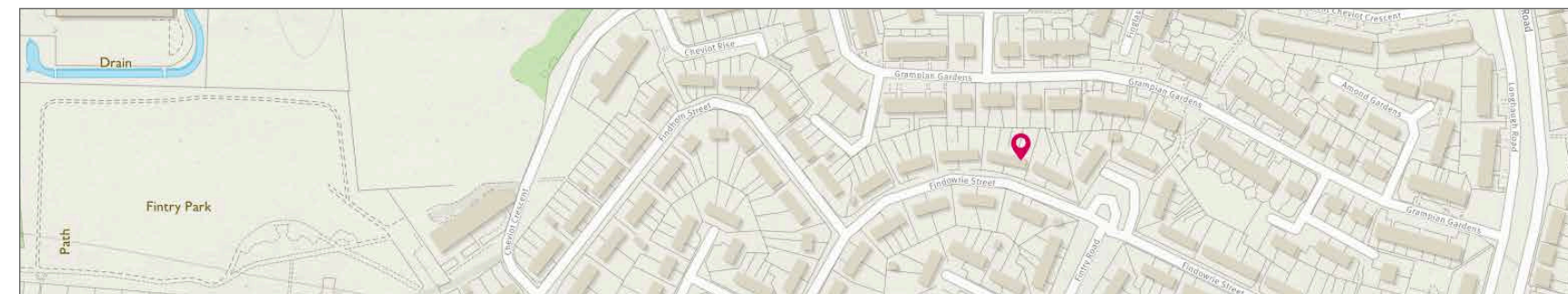
Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.10m (10'2")
Kitchen	4.10m (13'5") x 2.30m (7'7")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 68m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and a built-in oven.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

