




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

8 2/L Park Avenue

DUNDEE, ANGUS, DD4 6PW



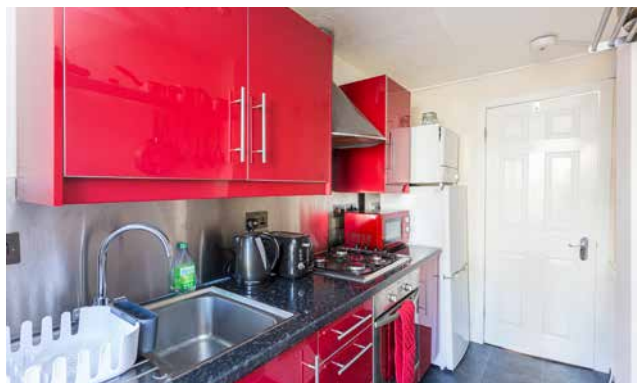
DUNDEE

Angus

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development.

Dundee, the city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some excellent schools and a leading further education college.





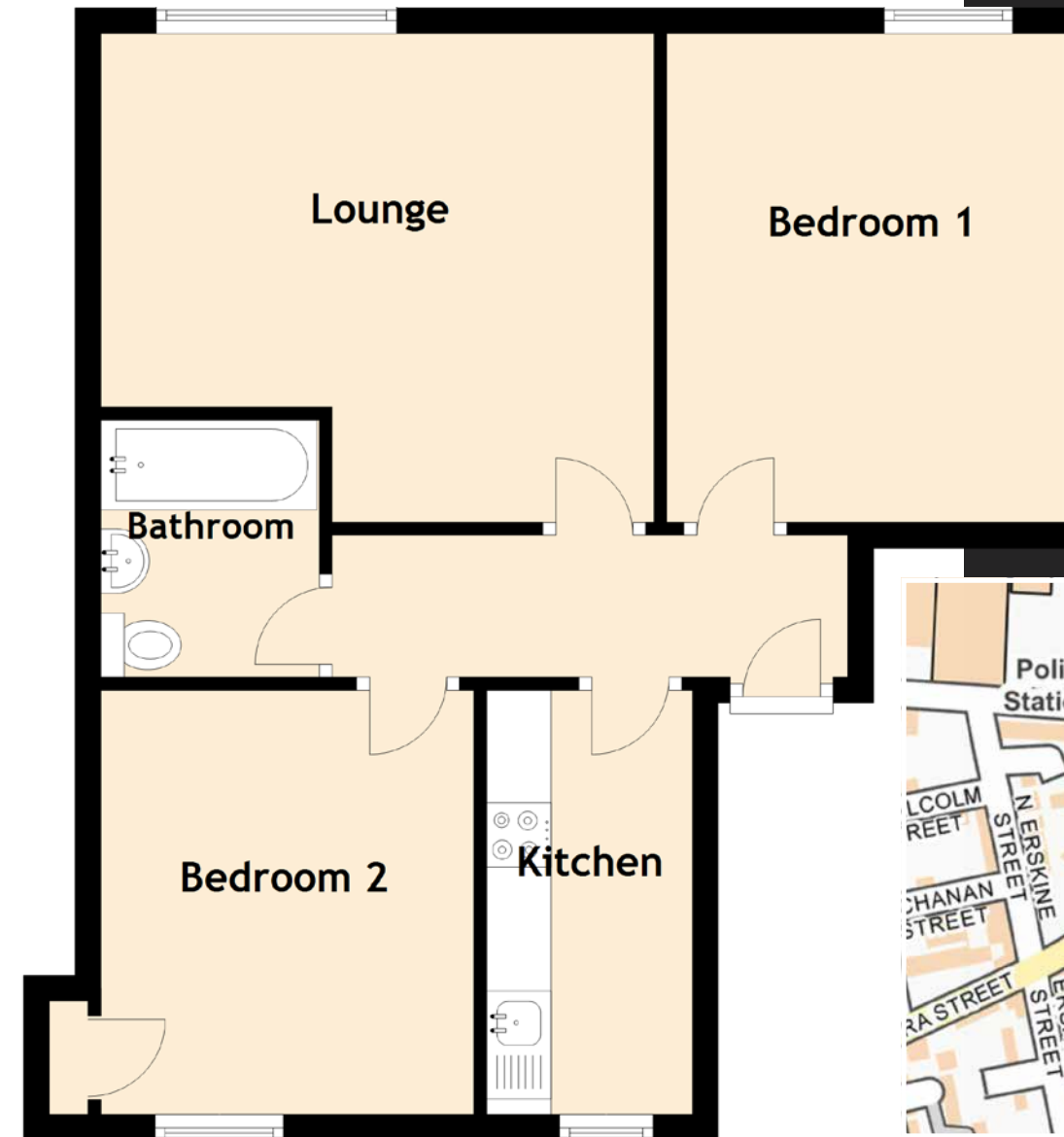
8 2/L

Park Avenue

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 kitchen is fitted with units at floor and wall level with ample worktop space for food preparation and a window to the garden. The lounge is carpeted for comfort underfoot. Period features include the ornate cornice work and a window to the front of the building ensures plentiful natural daylight. The bathroom is tiled and offers a three-piece suite with a shower over the bath and a glazed screen. Two double bedrooms complete the accommodation.

Externally there are communal gardens with on-street parking. Good location for easy access to the City centre and an ideal spot for working from home or study. Excellent investment with both self-catering and long-term rental opportunity.

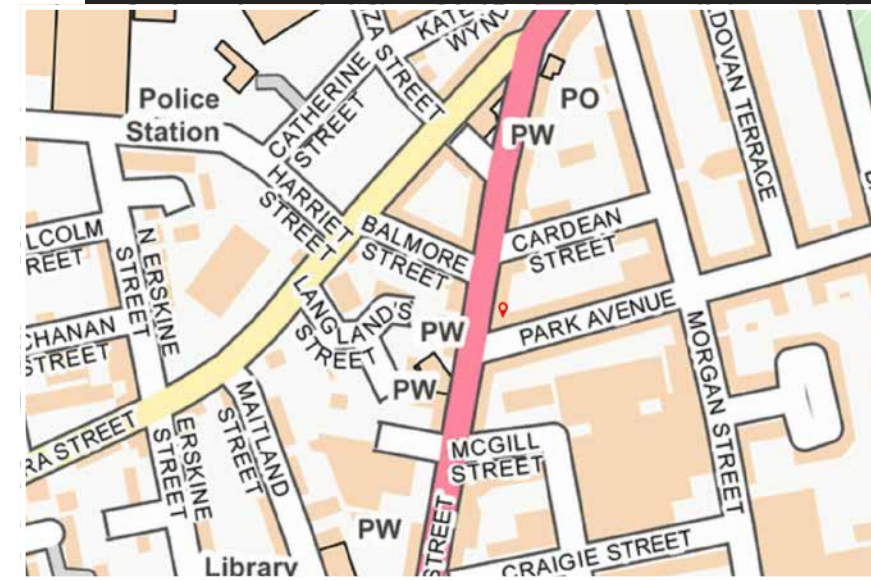


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 53m²

EPC Rating: C





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Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer