

13 Longtown Place

DUNDEE, DD4 8JR



SPACIOUS TWO BED AND A BOX ROOM FIRST FLOOR FLAT WITH COMMUNAL GARDENS



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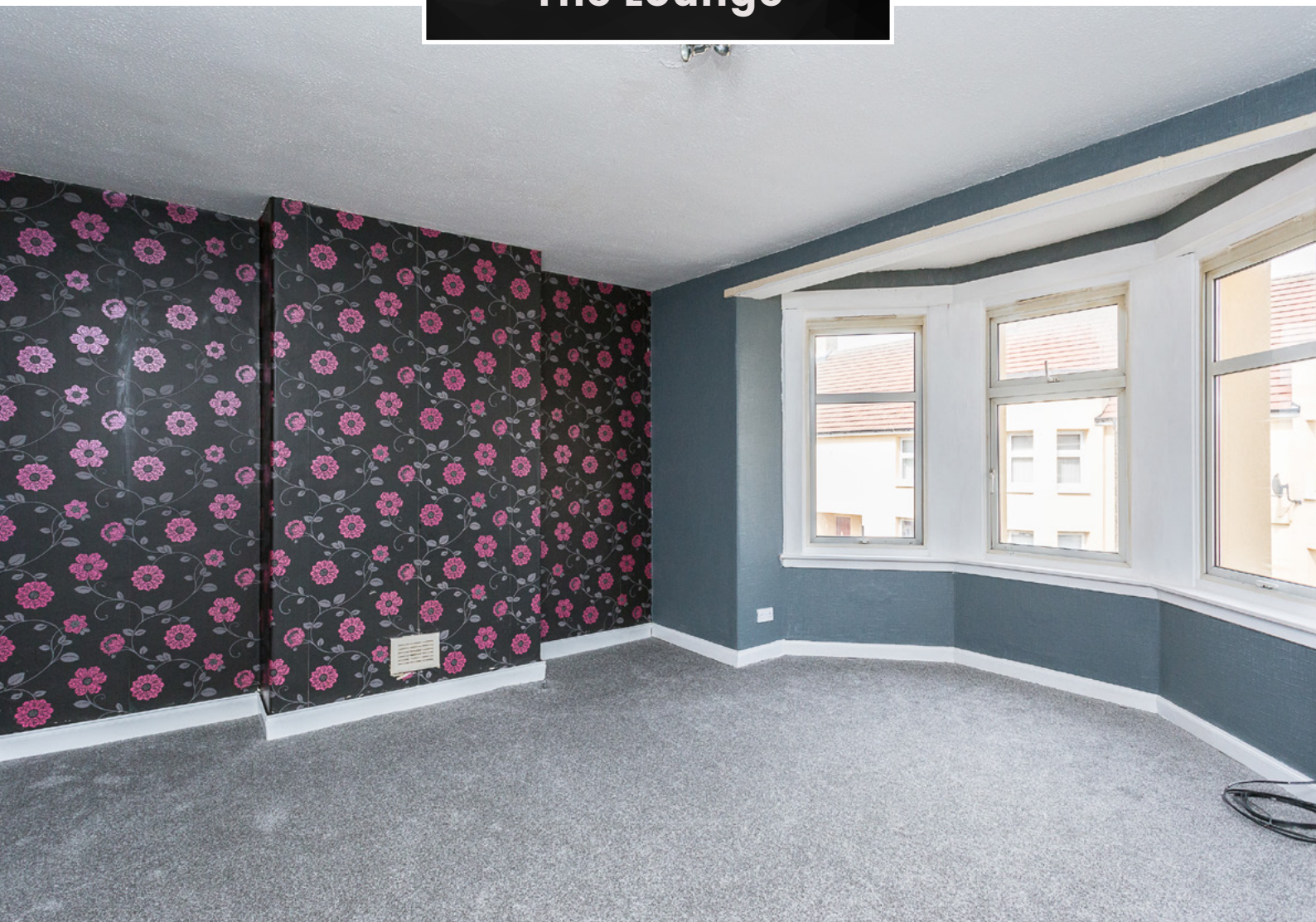
Part exchange is available. McEwan Fraser Legal is delighted to introduce this spacious, two-bedroom and box room first floor flat which is located conveniently for all local amenities and all motorway networks and just a short drive from the Kingsway with all its retail and recreation opportunities.

Longtown Place is a popular residential area of the city offering an excellent opportunity to young, growing families as well as those looking to downsize or incoming workers to Dundee.

The lounge is modern and bright with carpet. A large bay window to the front of the property ensures a light-infused room. The kitchen is well-stocked with floor and wall units with space for a dining table and chairs. Both bedrooms are of a good size. The flat has its own front door and access to the communal garden to the rear.

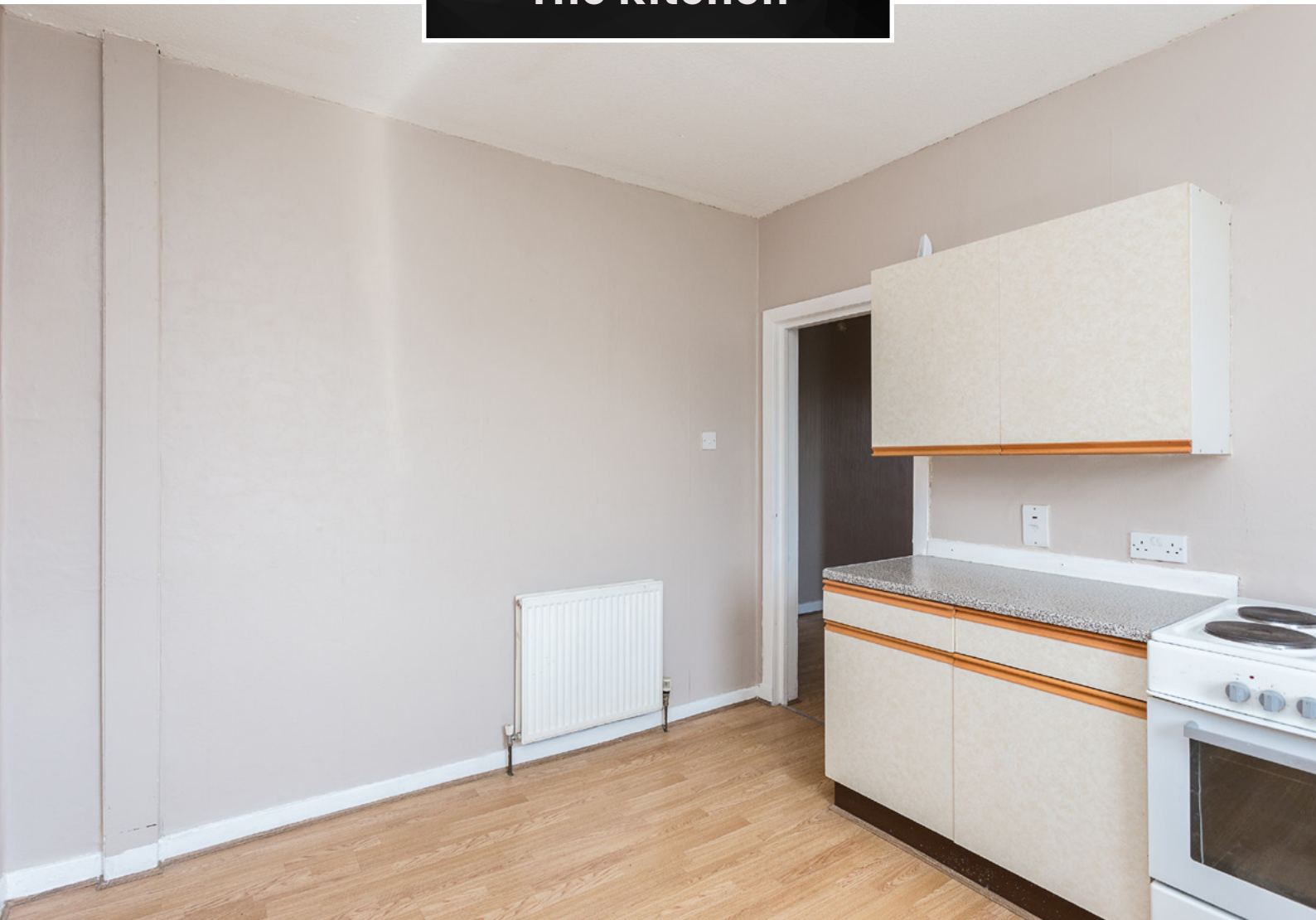


The Lounge

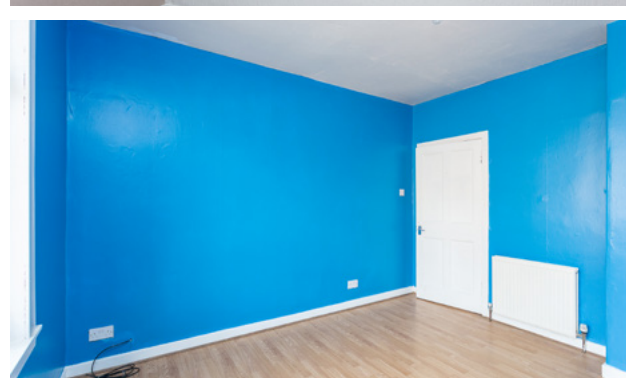
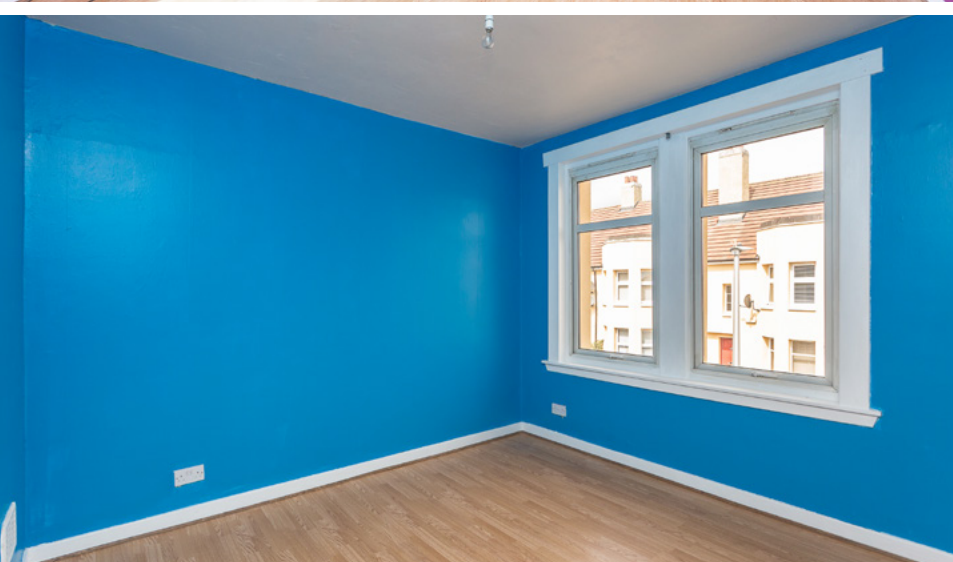
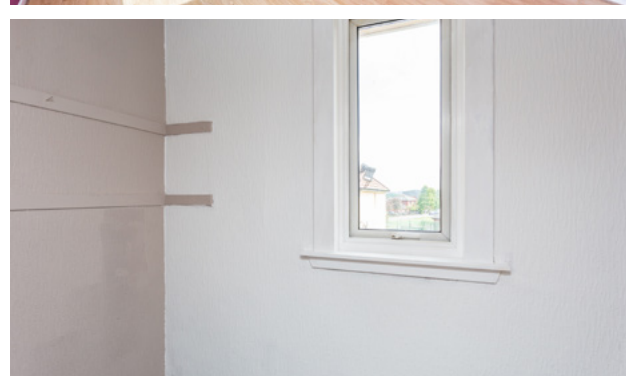
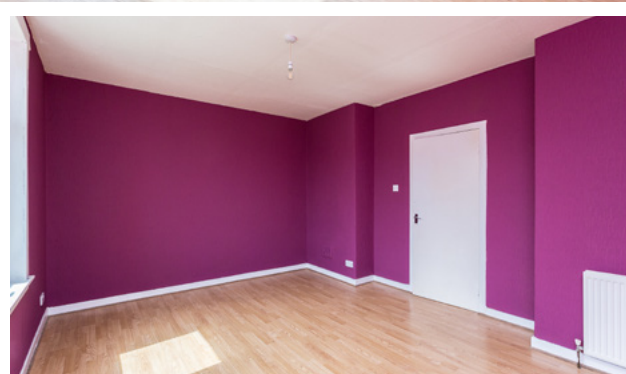


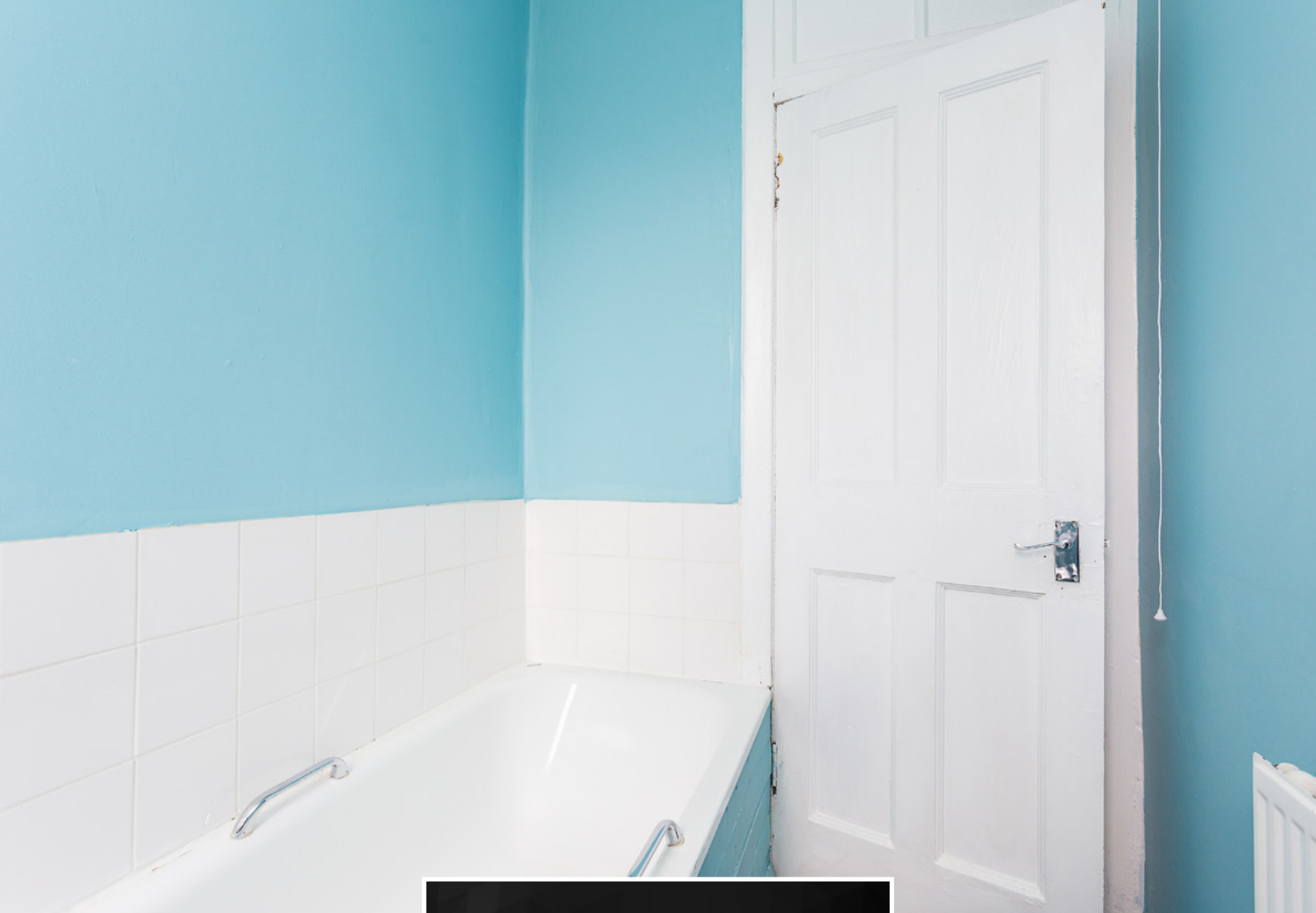


The Kitchen



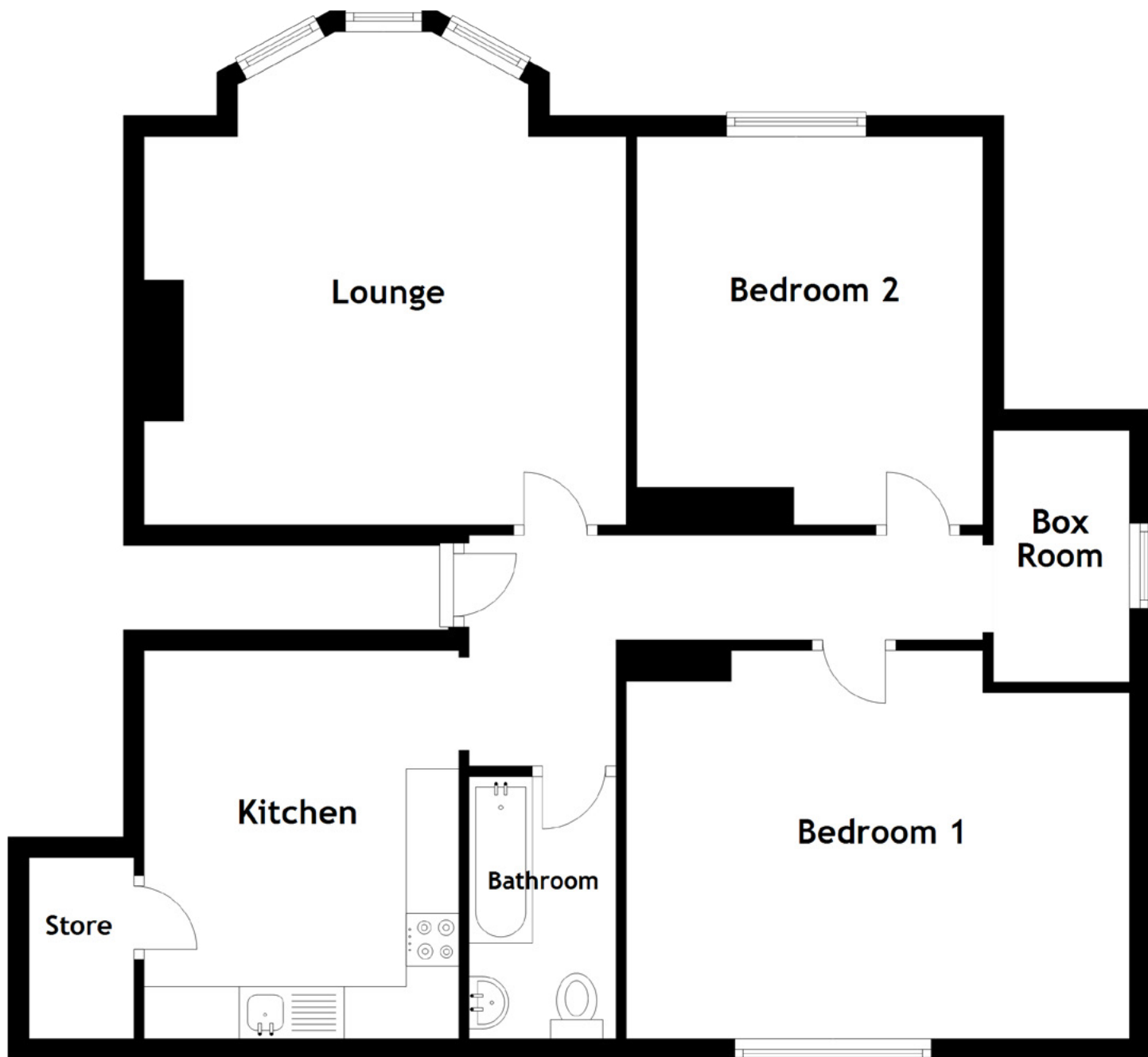
The Bedrooms





The Bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.60m (15'1")	Bathroom	2.50m (8'2") x 1.40m (4'7")
Kitchen	3.70m (12'2") x 3.00m (9'10")		
Bedroom 1	4.80m (15'9") x 3.70m (12'2")	Gross internal floor area (m ²): 84m ²	
Bedroom 2	3.70m (12'2") x 3.30m (10'10")	EPC Rating: C	
Box Room	2.40m (7'10") x 1.30m (4'3")		



Longtown Place sits in a popular area of Dundee with good bus service to the City Centre. The area is well serviced for schools and set in an established residential area of similar properties close to all local amenities and all major transport links. 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 very good schools and a leading further education college.

The Location

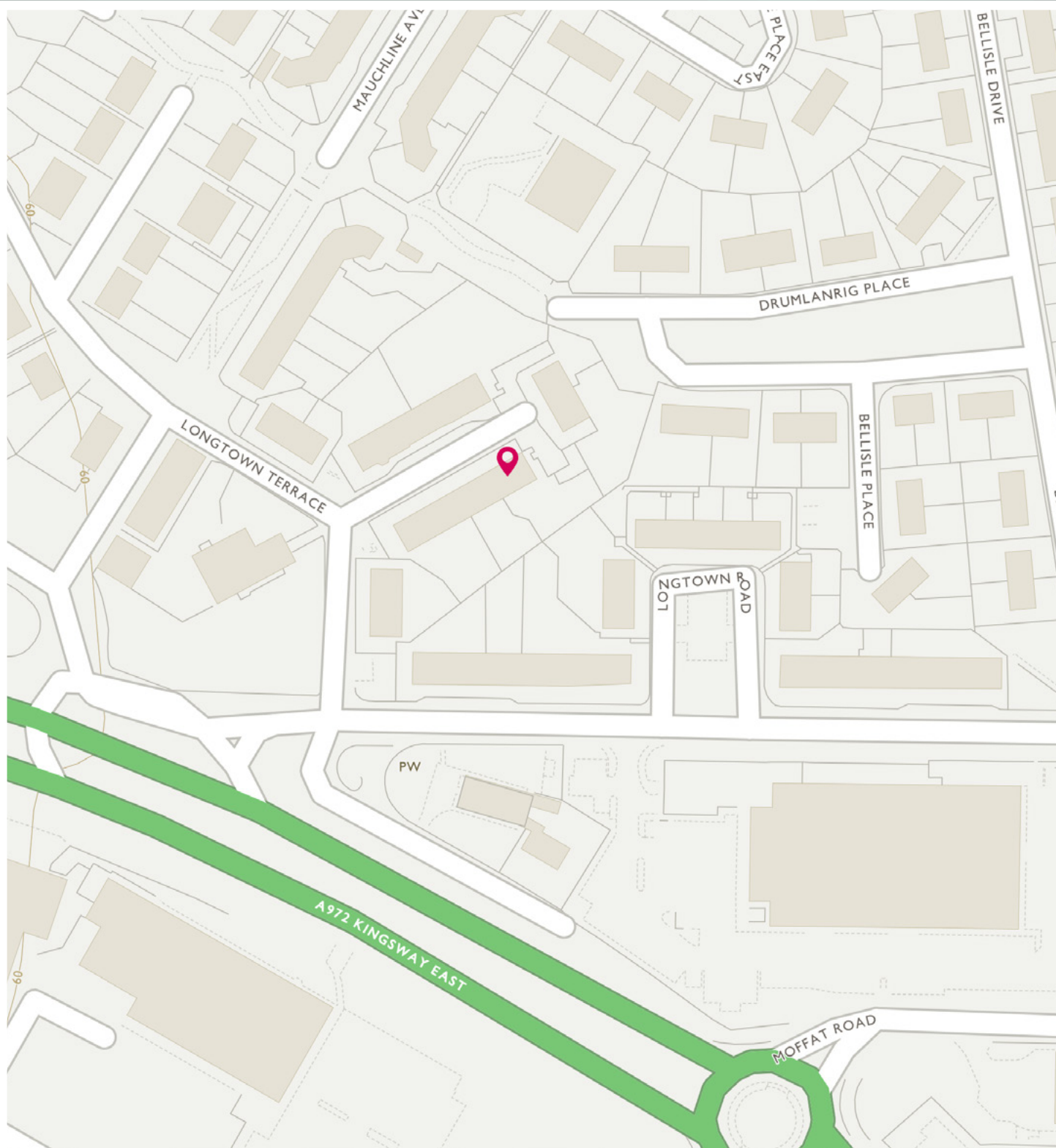


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
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Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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