

1/L 5 Aboyne Avenue

DUNDEE, DD4 7TA



*With modern kitchen and bathroom and quality floor coverings,
this home is glamorously presented and waiting for you.*



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McEwan Fraser Legal is delighted to offer to the market this glamorously presented, two-bedroom first-floor flat.

THE LOUNGE



The lounge is comfortable and of good proportions with dual aspects to ensure a naturally bright living space.

THE KITCHEN



The kitchen is beautifully finished with modern units and built-in storage.



The family bathroom offers a three-piece white suite with a shower over the bath, protected by a glazed screen.

There are two bedrooms, one with built-in storage, the other with dual aspect views.

THE BATHROOM



BEDROOM 1



BEDROOM 2

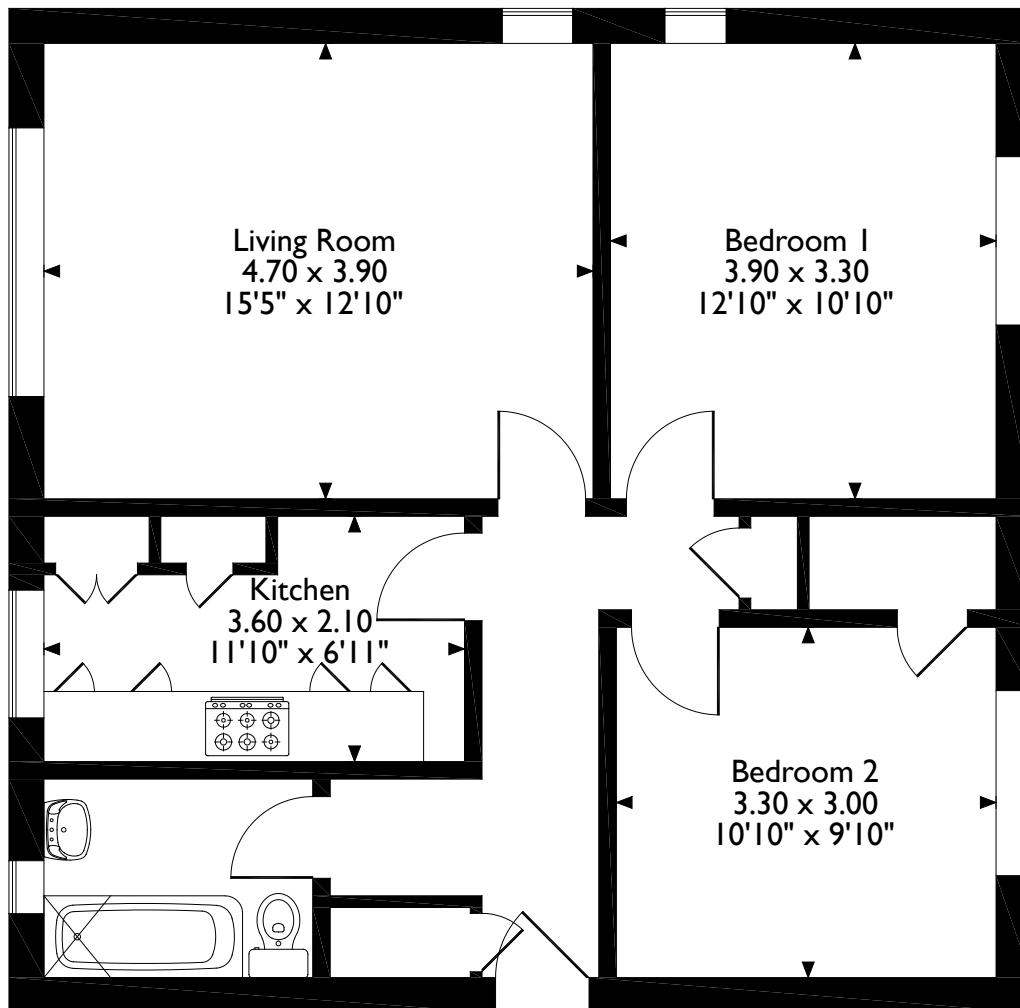


There are communal gardens to the back and ample on-street parking. This home is in walk-in condition with new floor coverings and fresh décor.

THE GARDEN

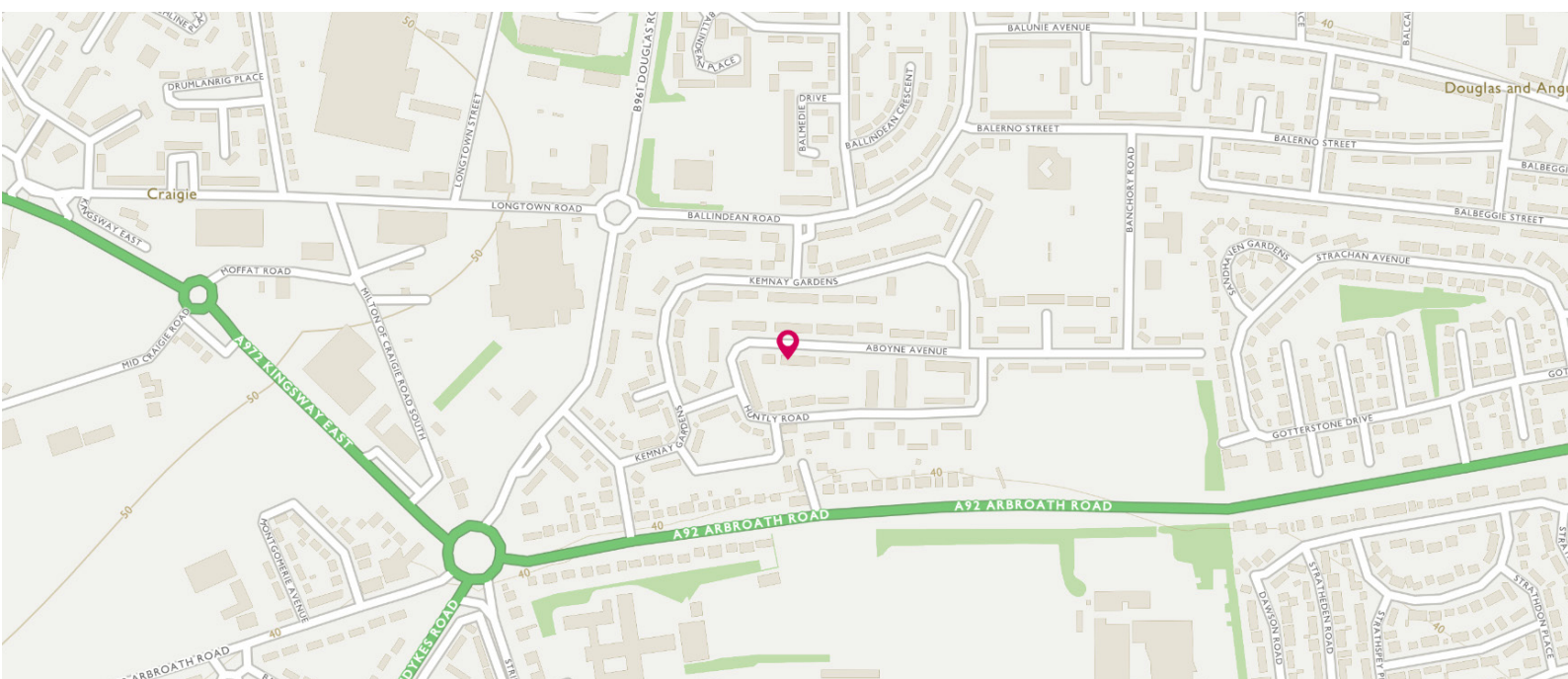


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: C



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, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all of the family. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and, of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away.

Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. Dundee is Scotland's fourth-largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay

Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



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**Part
Exchange
Available**



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