



Elegant One-Bedroom Ground Floor Flat with Parking



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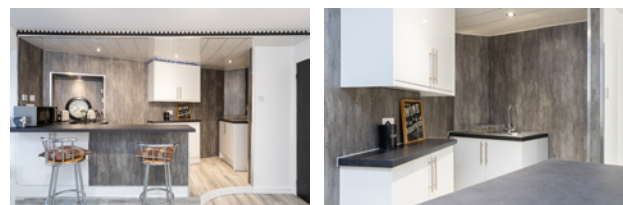
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McEwan Fraser Legal is delighted to present this stylish one-bedroom ground-floor flat seamlessly blending comfort and convenience. Located in a prime spot with accessibility at its core, this property presents an ideal opportunity for a discerning buyer.

THE LOUNGE/KITCHEN



The entrance hall enhances the property's spacious feel. The lounge welcomes you with an open, airy ambience, connecting to a stylish kitchen. Two front-facing windows flood the space with natural light, creating an inviting atmosphere.





A recent refurbishment has transformed the shower room into a contemporary haven. Clever design integrates a washing machine, optimising both space and functionality. The well-appointed bedroom provides a cosy sanctuary.

THE SHOWER ROOM



THE BEDROOM

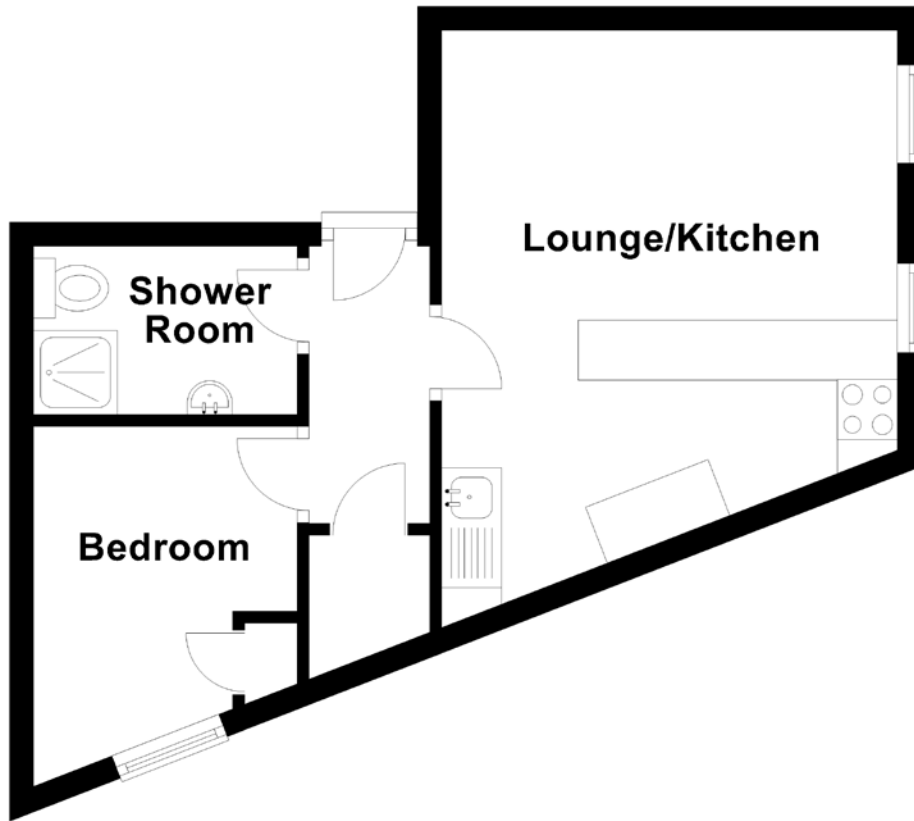


The jewel in the crown is the availability of parking right at your doorstep, ensuring a stress-free and secure experience for residents. This flat remains within walking distance of all essential amenities. An excellent bus route further enhances connectivity, providing seamless access to the broader community.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

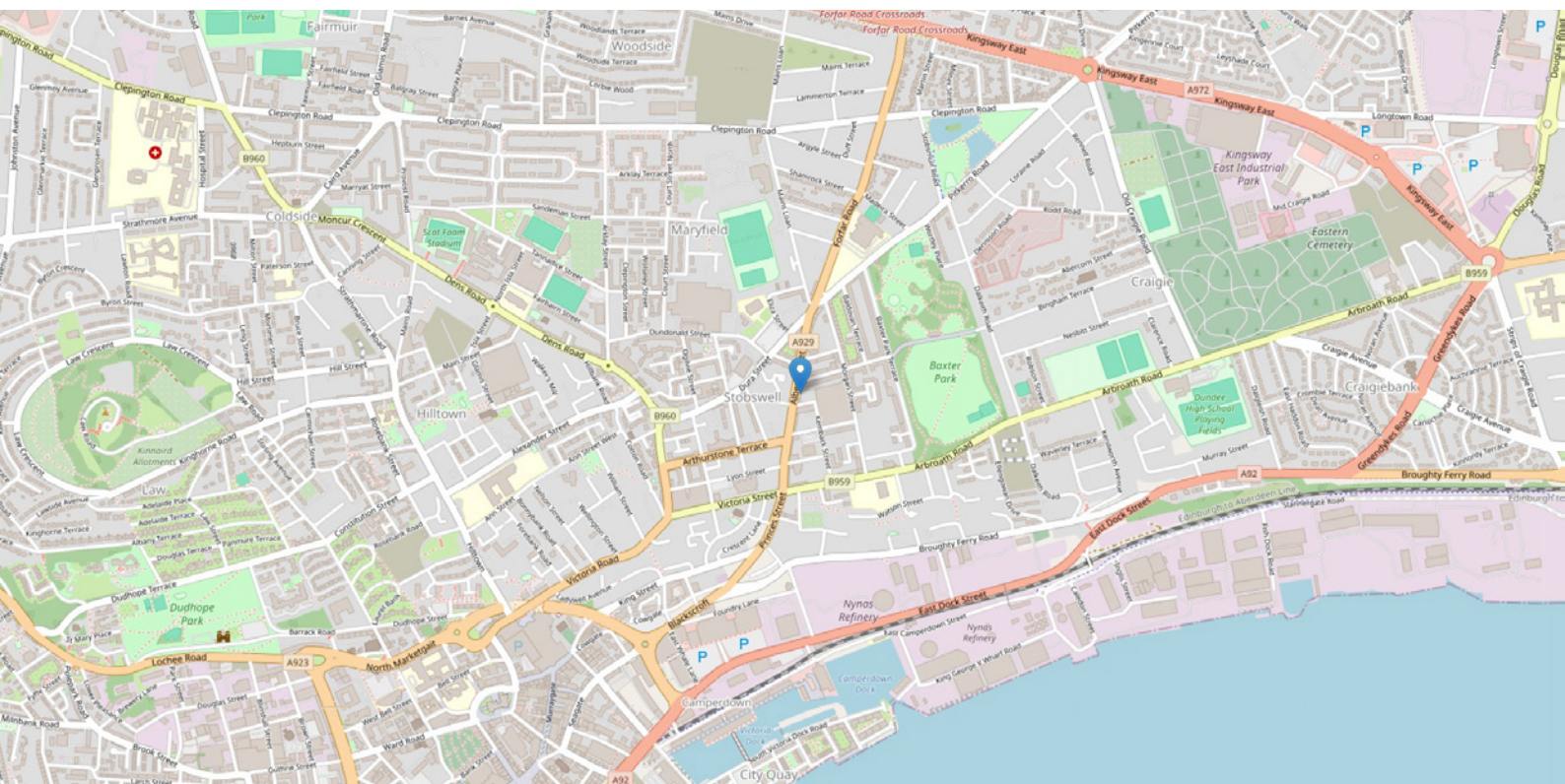


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen
Shower Room
Bedroom

5.00m (16'5") x 3.80m (12'6")
2.20m (7'2") x 1.40m (4'7")
3.00m (9'10") x 2.20m (7'2")

Gross internal floor area (m²): 32m²
EPC Rating: D



THE LOCATION

Welcome to Dundee, a city that gracefully blends a rich industrial heritage with a vibrant contemporary energy, creating a unique tapestry of culture, innovation, and natural beauty. Nestled on the east coast of Scotland along the banks of the River Tay, Dundee captivates residents and visitors alike with its dynamic character and diverse offerings. Dundee's skyline is a mix of historic landmarks and modern architecture. The iconic Tay Rail Bridge spans the river, connecting the city to the charm of Fife. The striking V&A Dundee, a beacon of design and creativity, stands proudly on the waterfront, underscoring the city's commitment to the arts.





Art, culture, and history thrive in Dundee. Explore the city’s museums, including the McManus Galleries, showcasing local heritage, and the Dundee Contemporary Arts, a hub for modern creativity. The city’s vibrant arts scene is complemented by theatres, music venues, and annual festivals that celebrate everything from literature to science. Home to the prestigious University of Dundee and Abertay University, the city has a strong academic presence. The universities contribute not only to the education sector but also to the city’s cultural vibrancy and cutting-edge research. Dundee has become a hub for innovation, particularly in the fields of technology and gaming. The city played a pivotal role in the development of video games, earning it the moniker “Fintech City.” It continues to foster a spirit of innovation, making it an exciting destination for those at the forefront of technological advancements.

The city’s waterfront is a captivating space where old and new converge. Stroll along the quayside, enjoy the panoramic views, or relax in one of the waterfront cafes. The ongoing waterfront regeneration project has transformed the area into a dynamic mix of residential, commercial, and recreational spaces. Dundee is surrounded by natural beauty, from the verdant hills of Angus to the nearby beaches. Broughty Ferry offers coastal charm, while the nearby Angus Glens beckon outdoor enthusiasts with their rugged landscapes.

Strategically located, Dundee is well-connected by road and rail, providing easy access to nearby cities and the picturesque Scottish countryside. The city’s airport facilitates international travel, enhancing its accessibility. In Dundee, the past gracefully intertwines with the future, creating a city that invites exploration, innovation, and a sense of belonging. Whether you’re drawn to its cultural offerings, academic pursuits, or the natural wonders that surround it, Dundee welcomes you to experience the vibrant heartbeat of Scotland’s east coast.



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