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*SITUATED CONVENIENTLY
CLOSE TO THE CITY CENTRE*



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McEwan Fraser Legal is delighted to present this exceptionally well-positioned and beautifully presented 2nd-floor flat to the open market. Situated conveniently close to the city center, this property offers the advantage of on-street parking available at the front. Access to the flat is secured via a reliable door entry system, ensuring both convenience and security.

The flat comprises two well-proportioned bedrooms, one of which features fitted wardrobes for ample storage. The master bedroom is a highlight, enjoying a dual aspect with expansive views over the city and the Tay Bridge, offering a serene and picturesque living experience. The living room is generously sized, further enhanced by sliding doors that reveal additional substantial storage space.

Both the bathroom and the kitchen boast modern finishes. The bathroom is fitted with a contemporary three-piece shower room suite, while the kitchen offers an impressive range of storage options. It is designed to accommodate a fridge/freezer, washing machine, and dishwasher, and comes equipped with a freestanding cooker which is included in the sale.





The property benefits from gas central heating and uPVC windows, ensuring a warm and energy-efficient home. Offered with no onward chain, this flat represents a fantastic opportunity for potential buyers. Additionally, the existing appliances could be included in the sale, providing a ready-to-move-in option.



This 2nd-floor flat is a perfect blend of convenience, modern amenities, and stunning views, making it an ideal home for city living. An internal inspection is highly recommended to fully appreciate the quality and appeal of this delightful property.

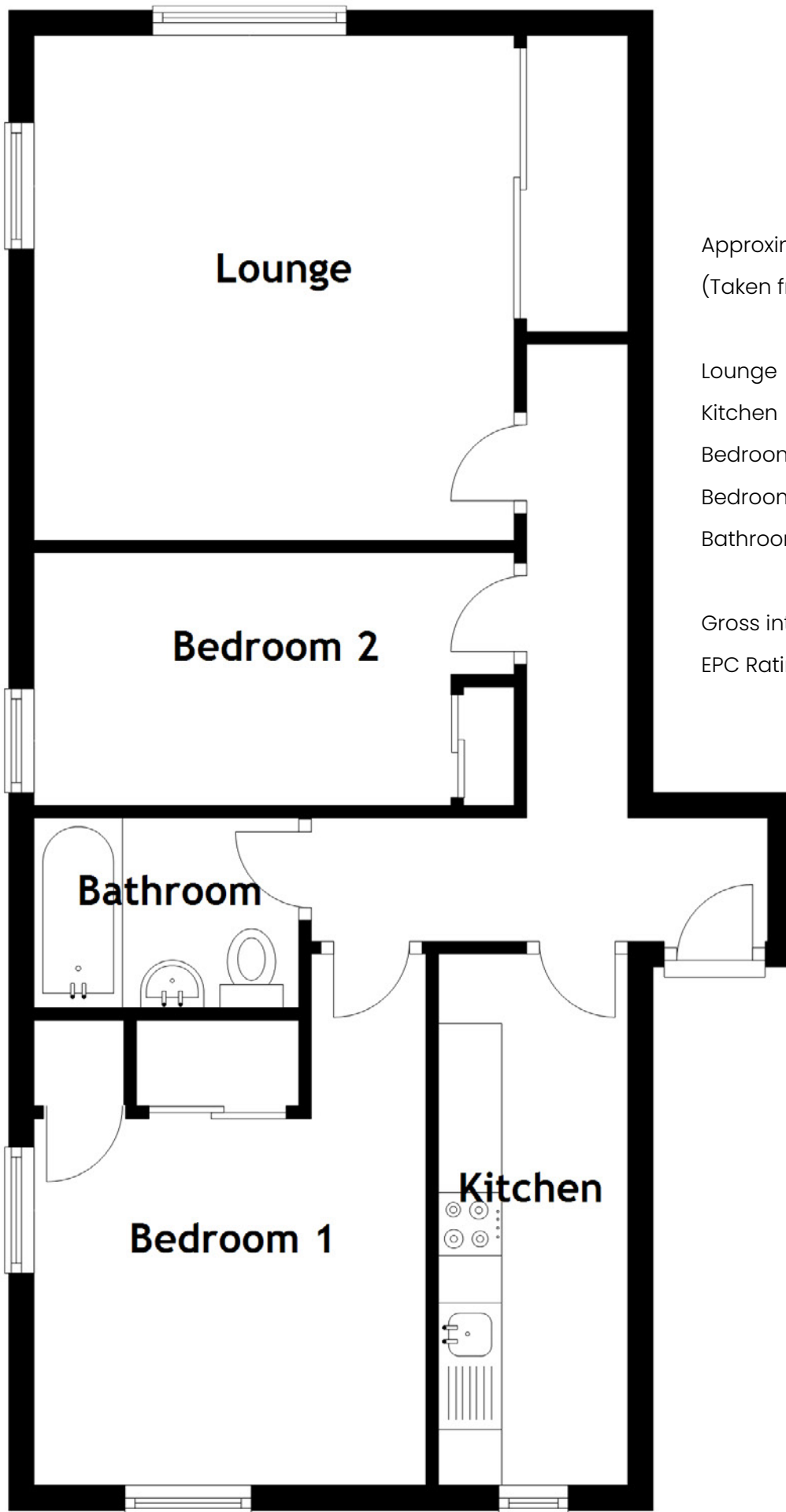




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	4.20m (13'9") x 1.50m (4'11")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 2.00m (6'7")
Bathroom	2.10m (6'10") x 1.50m (4'11")

Gross internal floor area (m²): 58m²

EPC Rating: C



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.

It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

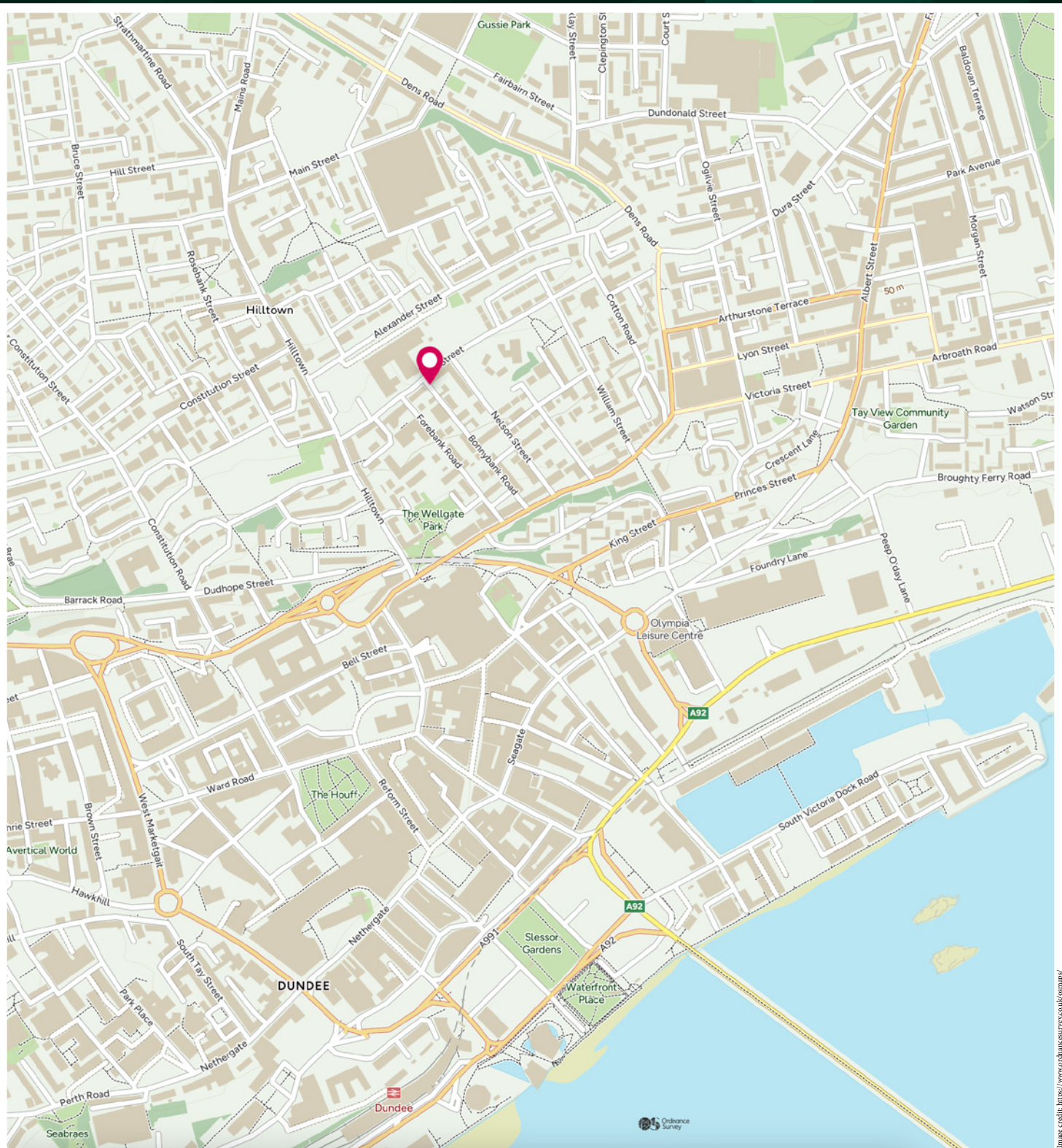


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Text and description
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Surveyor



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GRANT LAWRENCE
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Designer

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