



This beautifully refurbished ground floor flat offers modern, stylish living with no chain, making it perfect for immediate occupancy



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Dundee. This beautifully refurbished ground floor flat is ready for immediate occupancy and offers a fantastic, chain-free opportunity. Thoughtfully renovated to a high standard, this home provides a welcoming space with fresh, modern decor throughout.

THE LOUNGE



The accommodation includes an inviting entrance hallway, a spacious lounge perfect for relaxation, two well-proportioned bedrooms, a stylishly fitted kitchen, and a contemporary shower room. Additionally, there is a convenient cloakroom with WC, providing added practicality.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM & WC

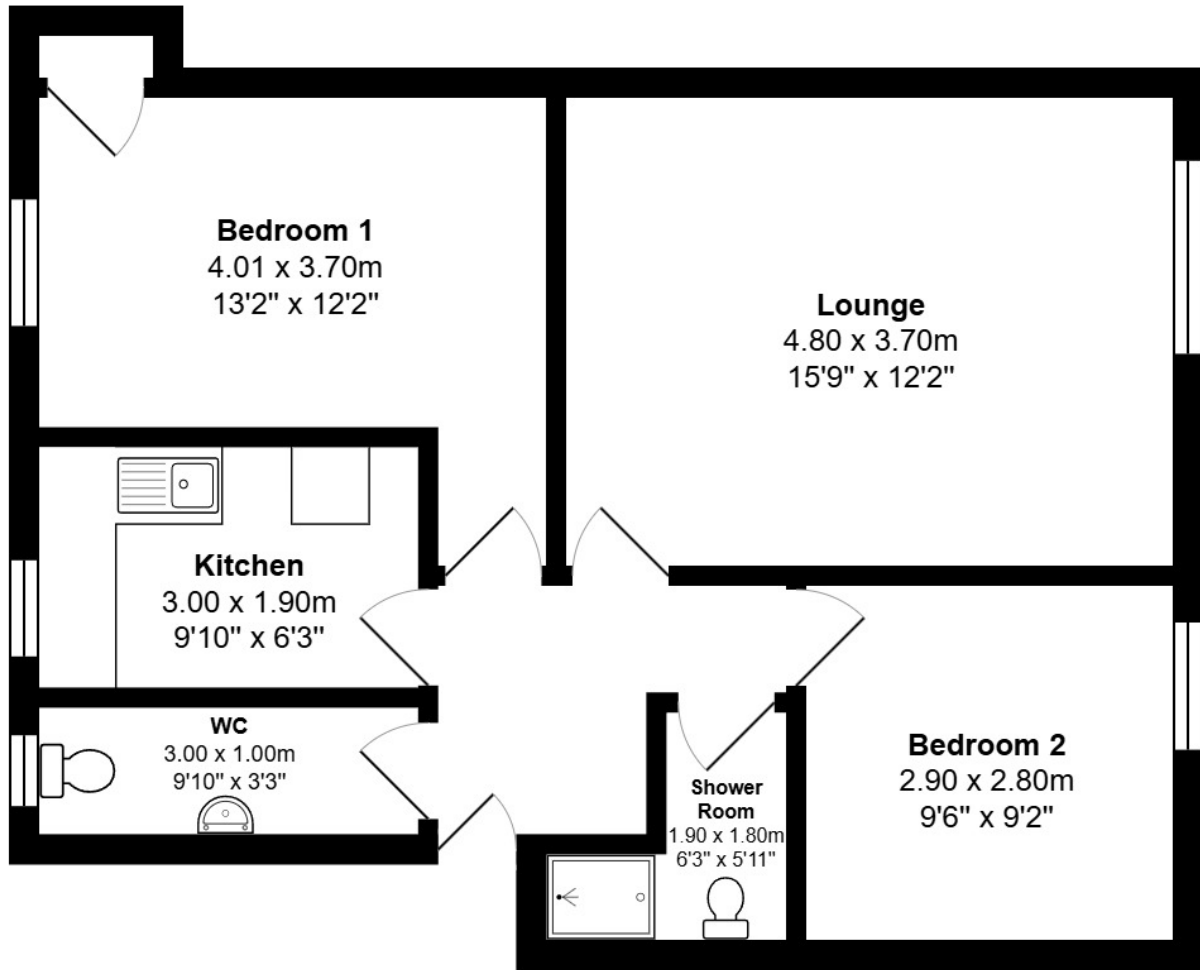


Outside, residents can enjoy a communal garden to the rear, offering a pleasant outdoor space, and on-street parking is readily available. This property is ideal for those looking for a move-in ready home in a convenient location.

EXTERNALS

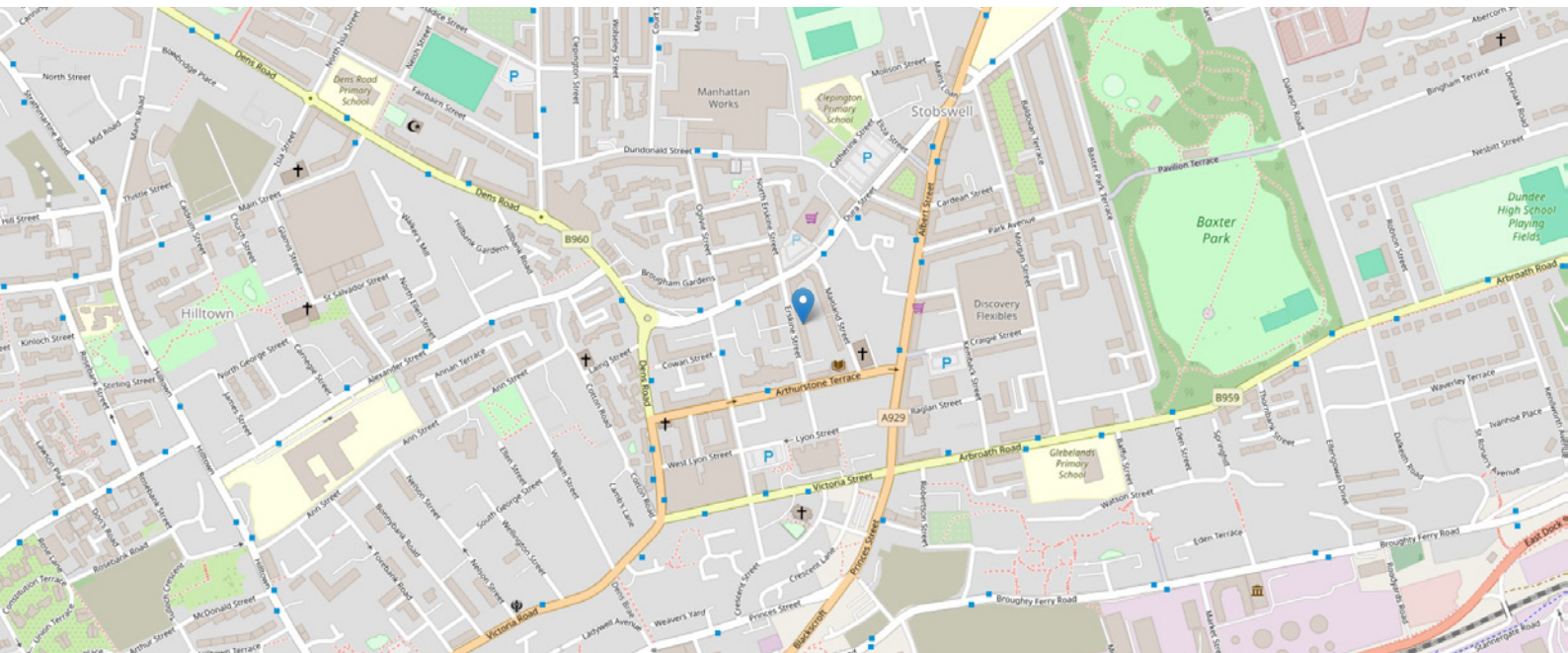


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: D



THE LOCATION

Located in the vibrant city of Dundee, this home enjoys the perfect balance of urban convenience and scenic beauty. Dundee, known for its rich history and cultural scene, offers a fantastic lifestyle for all ages. The city is home to a range of amenities, from modern shopping centres and award-winning restaurants to renowned educational institutions, including the University of Dundee. Its riverside setting along the Tay adds to its charm, with picturesque walks and parks right on your doorstep.





Dundee is a city on the rise, with a thriving arts and innovation scene, including the V&A Dundee, which has put the city on the map as a cultural hub. Excellent transport links, including a mainline railway station and easy access to the A90, make it ideal for commuters or those looking for easy travel options. Whether you're seeking a home close to bustling city life or quieter, family-friendly neighbourhoods, Dundee offers a welcoming community and an exciting place to live.



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