

# Flat H, 10 Laing Street

DUNDEE, DD3 7BW



*Two double-bedroom, top-floor apartment*



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McEwan Fraser Legal are delighted to bring to the open market this spacious and well-presented two double-bedroom top-floor flat, ideal for first-time buyers or investors seeking a strong rental yield. Located within a secure and well-maintained building, the property benefits from secure entry access and the convenience of a residential parking area.

# THE LOUNGE



Internally, the flat offers generous proportions throughout. The large living room provides an excellent space for relaxing and entertaining.

# THE KITCHEN



The recently refitted kitchen features a range of modern units and work surfaces, creating a sleek and practical cooking area.





Both bedrooms are well-sized doubles, offering comfortable accommodation with space for free-standing or fitted storage. The bathroom has been tastefully updated to include a modern three-piece suite, and there are multiple storage cupboards located throughout the property, along with access to the loft for additional storage options. The property also benefits from double glazing and electric radiators throughout, ensuring warmth and efficiency all year round.

Early viewing is highly recommended to fully appreciate the space, finish, and potential this attractive flat offers.

## THE BATHROOM



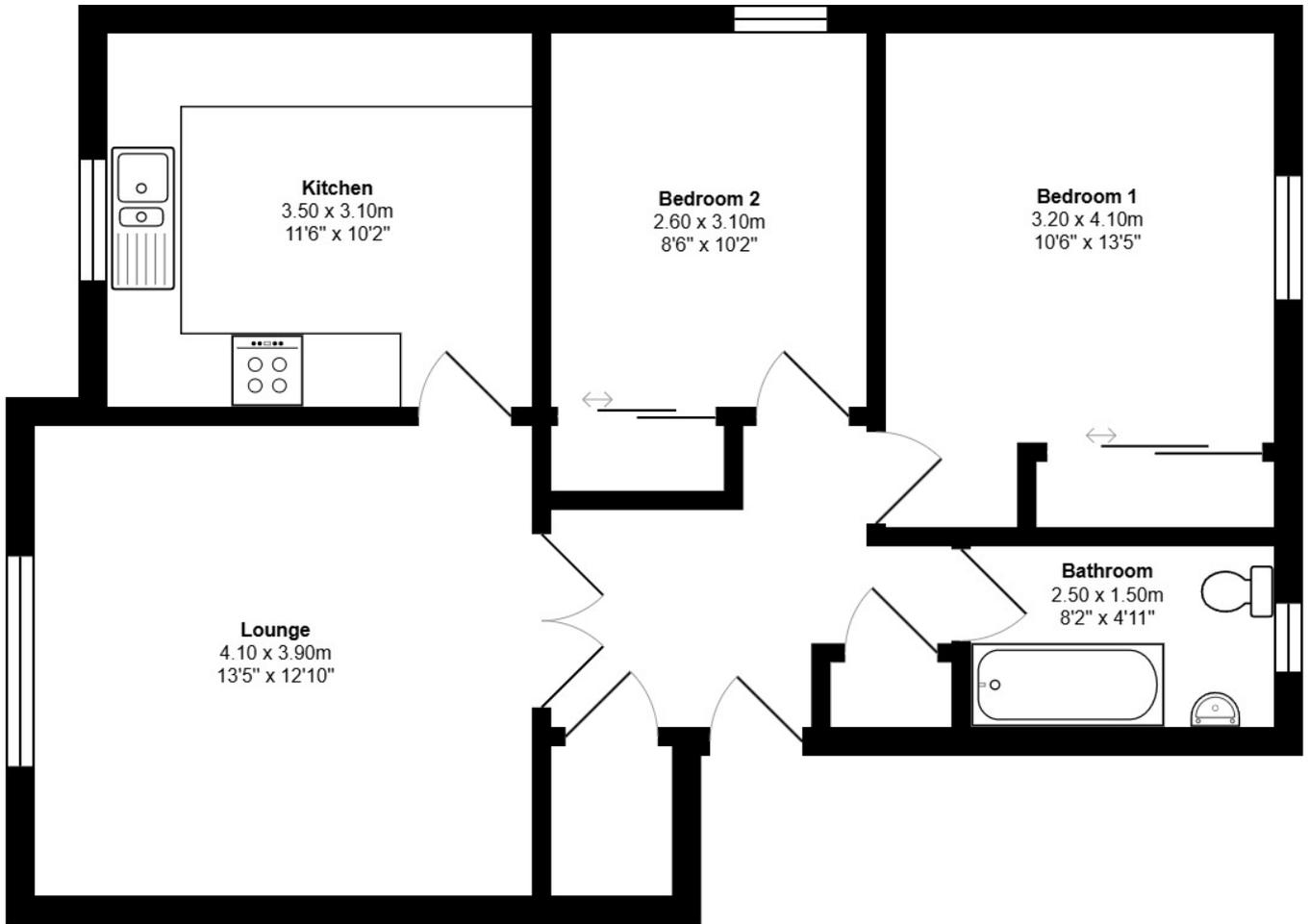
# BEDROOM 1



# BEDROOM 2

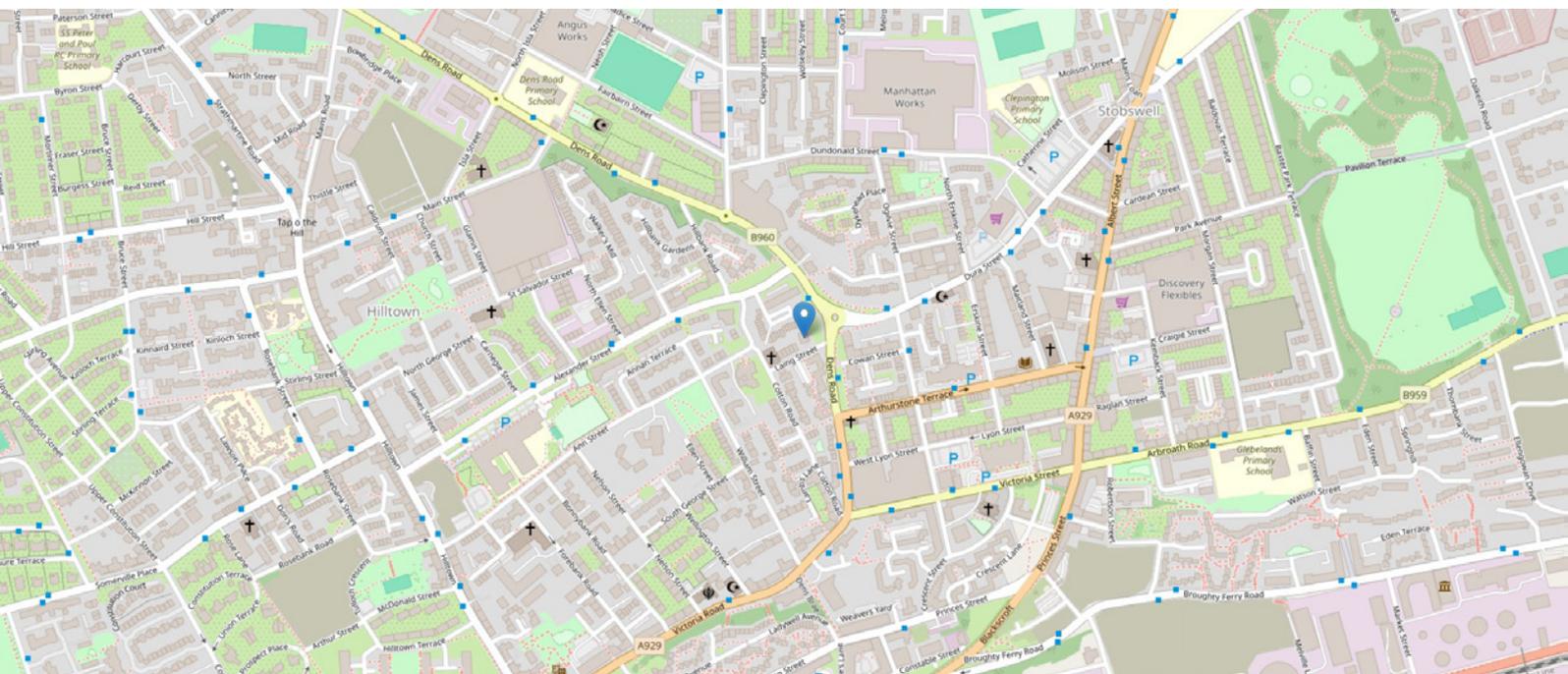


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Dundee, located on the east coast of Scotland along the banks of the River Tay, is a vibrant and evolving city known for its rich history, cultural attractions, and growing reputation as a hub for innovation and design. As Scotland's fourth-largest city, Dundee combines a unique mix of urban convenience and scenic beauty, offering panoramic views of the Tay Estuary and easy access to nearby beaches and countryside.





The city is home to two universities, the University of Dundee and Abertay University, giving it a youthful, energetic vibe. It has become a centre for biomedical and digital research and was named the UK's first UNESCO City of Design in 2014. Cultural highlights include the world-renowned V&A Dundee Museum, Dundee Contemporary Arts Centre, and the historic RRS Discovery ship.

Dundee also boasts excellent transport links, with a mainline railway station, airport, and access to the A90 connecting it easily to Aberdeen, Perth, and Edinburgh. With a range of shopping, dining, and entertainment options, and ongoing waterfront redevelopment projects, Dundee is a dynamic place to live, work, and invest.



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