

30A Cowgate

DUNDEE, DD1 2JH



Bright and spacious two-bedroom first-floor apartment in the heart of Dundee



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McEwan Fraser Legal is delighted to present to the market this exceptionally bright and spacious two-bedroom first-floor apartment, ideally located in the heart of the city. Within walking distance of universities, transport links, and a wide range of local amenities, the property is presented in excellent decorative order throughout. This apartment would make an ideal first-time purchase or a superb buy-to-let investment, and viewing is highly recommended.

THE LOUNGE/KITCHEN



Accommodation comprises a welcoming hallway giving access to the main living areas. The bright and airy open-plan lounge/kitchen/dining room has a feature recessed window. The kitchen is fitted with an excellent range of base and wall units, contrasting worktops, complementary splashback, and quality integrated appliances including a gas hob, electric oven, microwave, fridge freezer, dishwasher, and washer dryer. There is ample space for a dining table, and a connecting door leads through to a bedroom with an en-suite.



The stylish family bathroom is fitted with a three-piece suite comprising WC, wash hand basin with storage, bath with an electric shower over, and heated towel rail.

THE BATHROOM

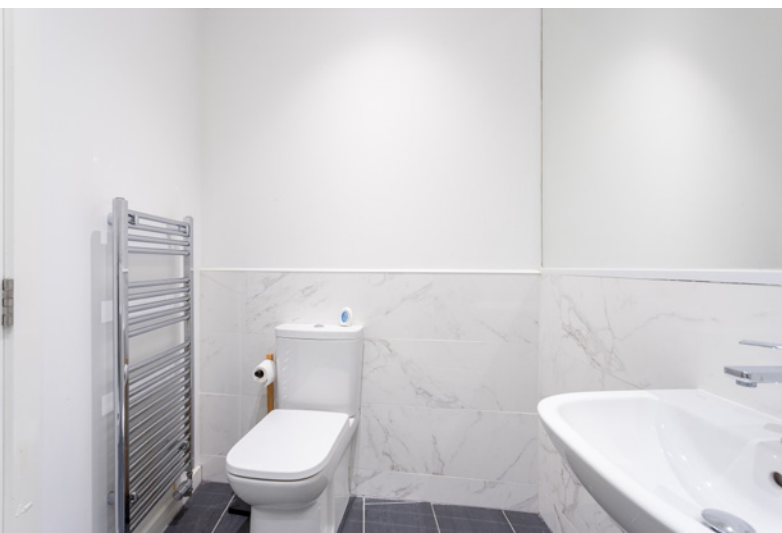


BEDROOM 1



The first double bedroom has a mirrored built-in wardrobe and an en-suite shower room. The en-suite is fitted with a WC, sink, a walk-in shower housing a gas shower, and a heated towel rail. There is another spacious double bedroom with a mirrored built-in wardrobe and generous storage.

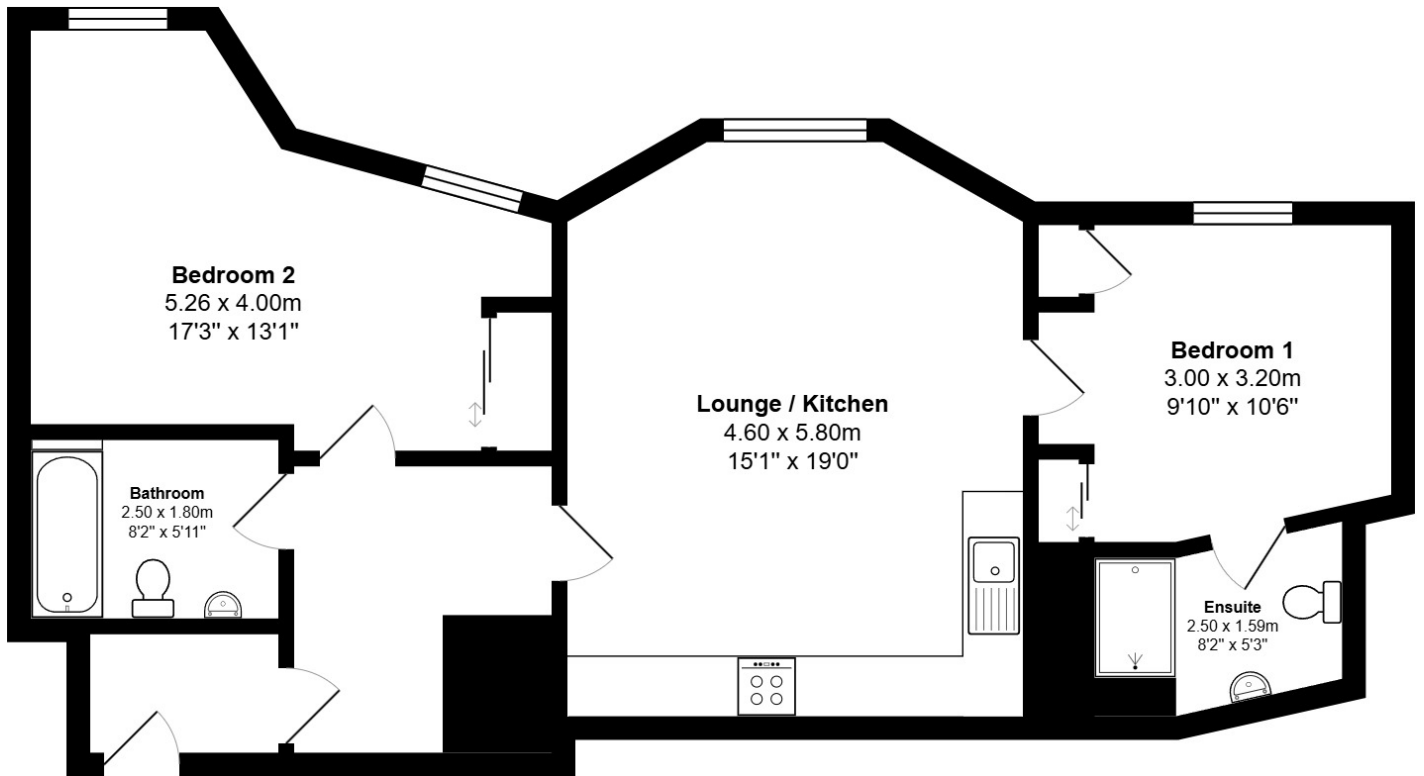
Generously proportioned and thoughtfully designed, the property further benefits from double glazing, gas central heating, secure entry, well-maintained communal areas, and a dedicated bicycle store.



BEDROOM 2

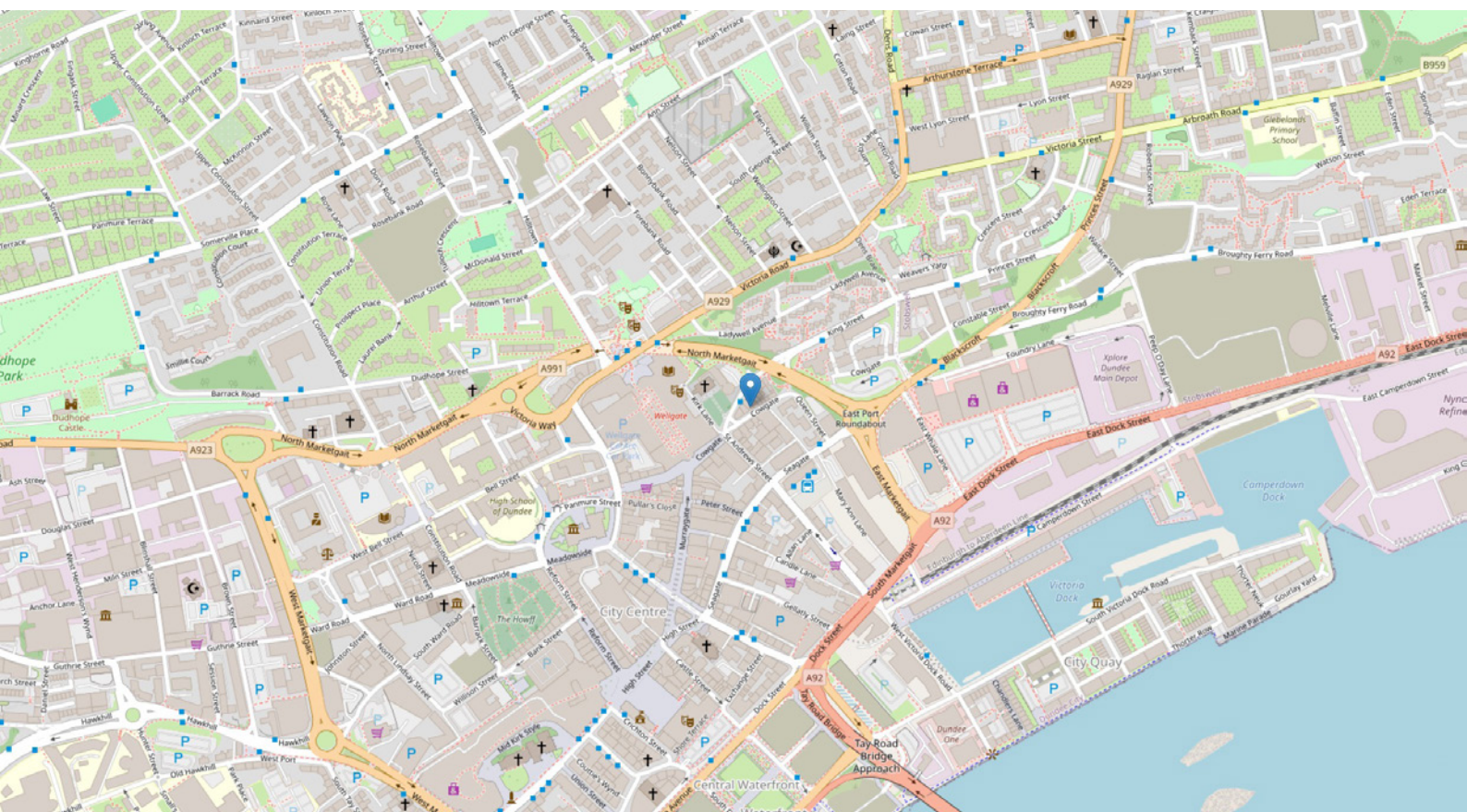


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: B



THE LOCATION

Dundee sits proudly on the north bank of the Firth of Tay, framed by the scenic Sidlaw Hills. Known as the City of Discovery, Dundee is a vibrant and dynamic city with a rich history, now complemented by extensive recent regeneration. Scotland's fourth largest city, it boasts all the amenities you would expect of a modern urban centre alongside a welcoming community atmosphere.





The city is home to two world-class universities, a leading further education college, excellent schools, and a wide range of leisure and cultural facilities. Its transformation has firmly established Dundee as one of Scotland's most attractive and forward-looking cities.



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