

46 McLean Street

DUNDEE, DD3 9QG



Bright, top-floor three-bedroom flat in clean, move-in condition



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom flat in a popular residential location. A bright top-floor flat in the desirable DD3 area of Dundee offers practical, well-presented accommodation ideal for first-time buyers or downsizers.

THE LOUNGE



This spacious property features a kitchen, a comfortable lounge, and three bedrooms, each benefiting from built-in storage. The family bathroom includes a convenient shower over the bath.

THE KITCHEN





The family bathroom includes a convenient shower over the bath

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

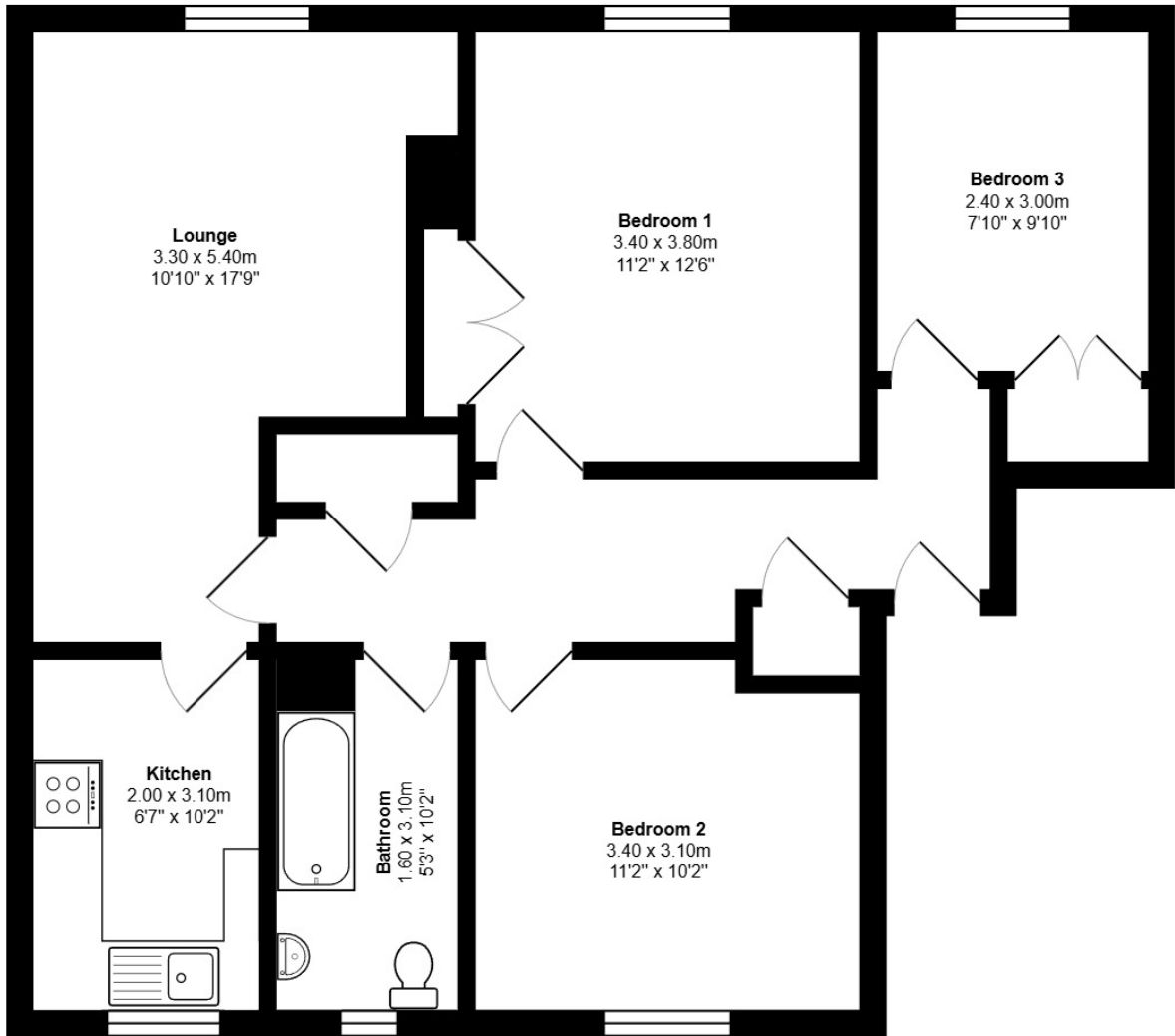


There are communal gardens. The flat is in clean, good condition and offered with no onward chain, meaning a straightforward and speedy move-in or completion is possible.

EXTERNALS & VIEW

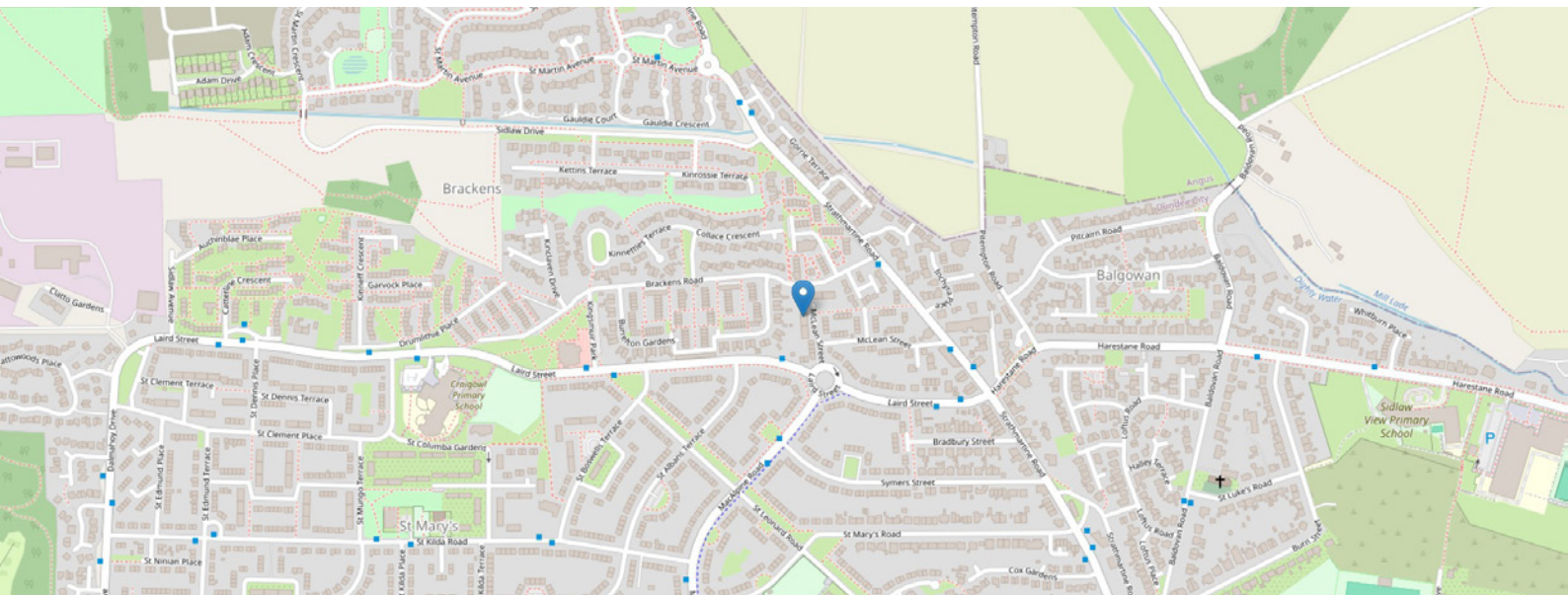


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

Positioned in the well-served DD3 area to the north-west of Dundee city centre, this home benefits from great local convenience and connectivity. The nearby Kingsway retail zone features a large Tesco Extra alongside a wide range of major stores, making weekly shopping and errands easy.





Transport links are strong: frequent local buses serve the area, and the A90 corridor provides quick access to the city centre and beyond, while inter-city rail connections run from Dundee station. Health services are accessible through the city's hospitals and GP practices. Families will appreciate that school catchments for the area can be checked directly via the Dundee City Council's online lookup tool, ensuring clarity on primary and secondary options. Everyday amenities such as convenience stores, cafés, gyms and petrol stations are conveniently located within easy reach around the residential pockets of DD3.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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