

# 13C St Peters Street

DUNDEE, DD1 4JJ



2-BEDROOM FLAT IN  
DUNDEE WEST END



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McEwan Fraser Legal is delighted to present this 2-bedroom flat in Dundee West End. A well-placed two-bedroom city home with excellent potential. Positioned within an established tenement setting just three-quarters of a mile from Dundee city centre, this first-floor apartment offers an appealing combination of space, location and convenience.

With approximately 66 square metres of accommodation, the property provides a straightforward and versatile layout comprising entrance hallway, generous lounge, two bedrooms, kitchen and bathroom. The proportions make this an equally practical choice for a first-time buyer, professional couple, student or investor seeking a Dundee two-bedroom flat close to the city centre.

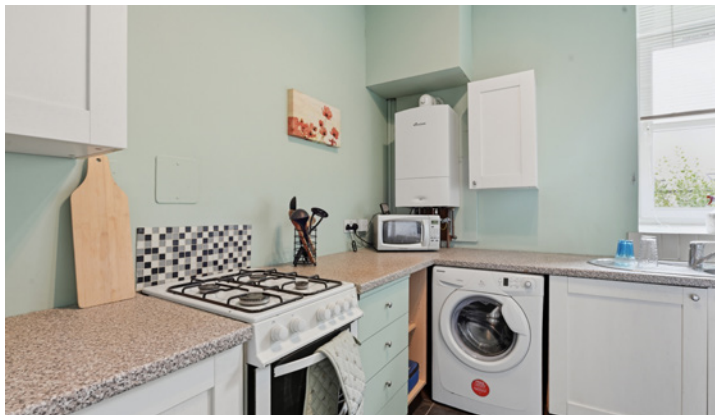
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## The Property



The lounge provides a comfortable principal living space with ample room for both seating and dining, while the two bedrooms offer flexibility. The kitchen provides useful storage and preparation space, with the bathroom completing the accommodation.







**Bedroom 1**





**Bedroom 1**



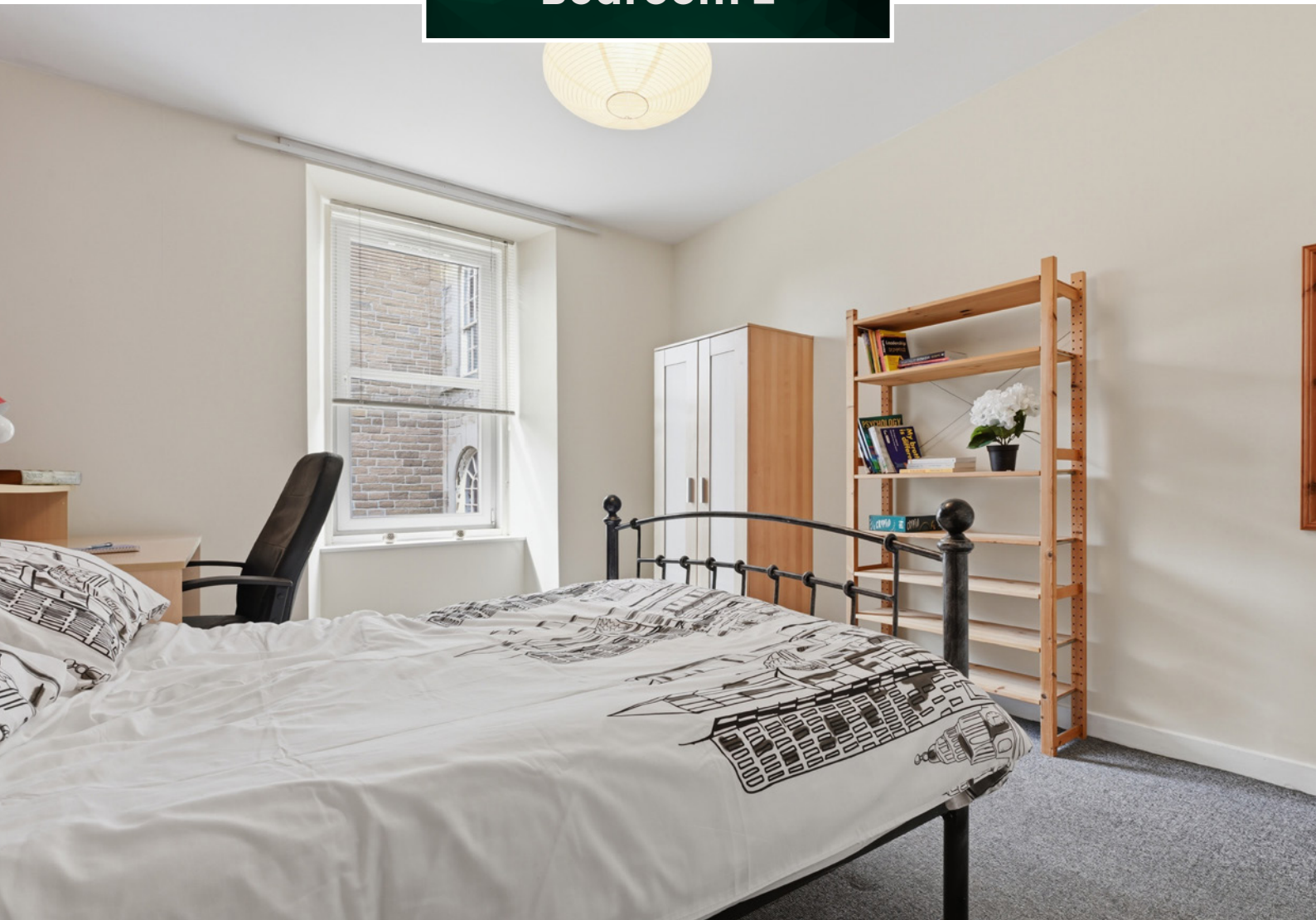


**Bedroom 2**

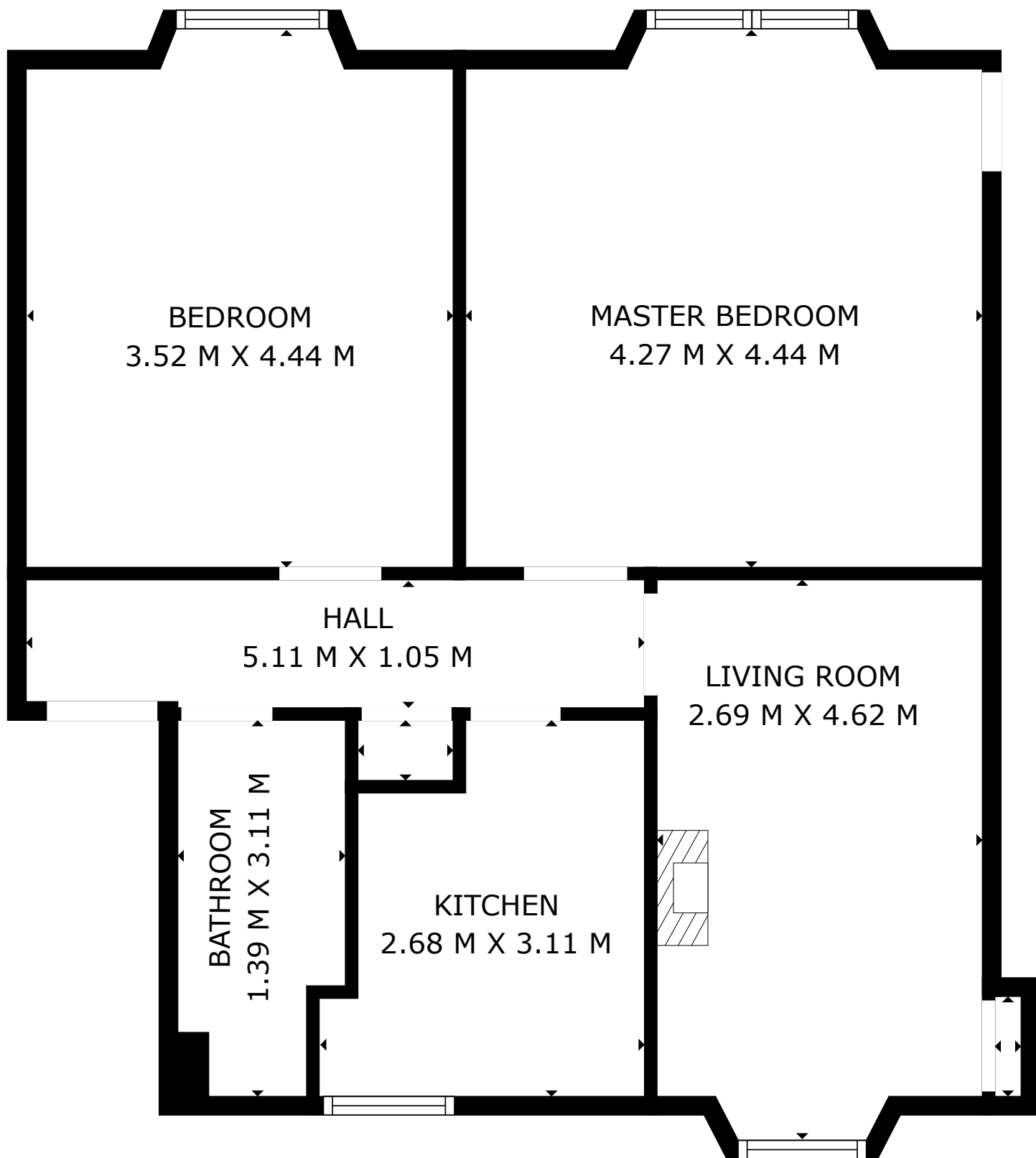




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C



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Access to the property is through a traditional mutual close and stairwell, with the added reassurance of a door entry security system. To the rear is a mutual courtyard, laid with a combination of chipped and slabbed areas and enclosed by traditional brick and harled walls. A brick and harled garden shed with felt roof provides useful additional storage for a bike for example.

The property also benefits from access to a basement area below the northernmost ground floor flat, understood to be mutual, although this should be confirmed from the title documentation. Gas central heating is installed. Early viewing is recommended.

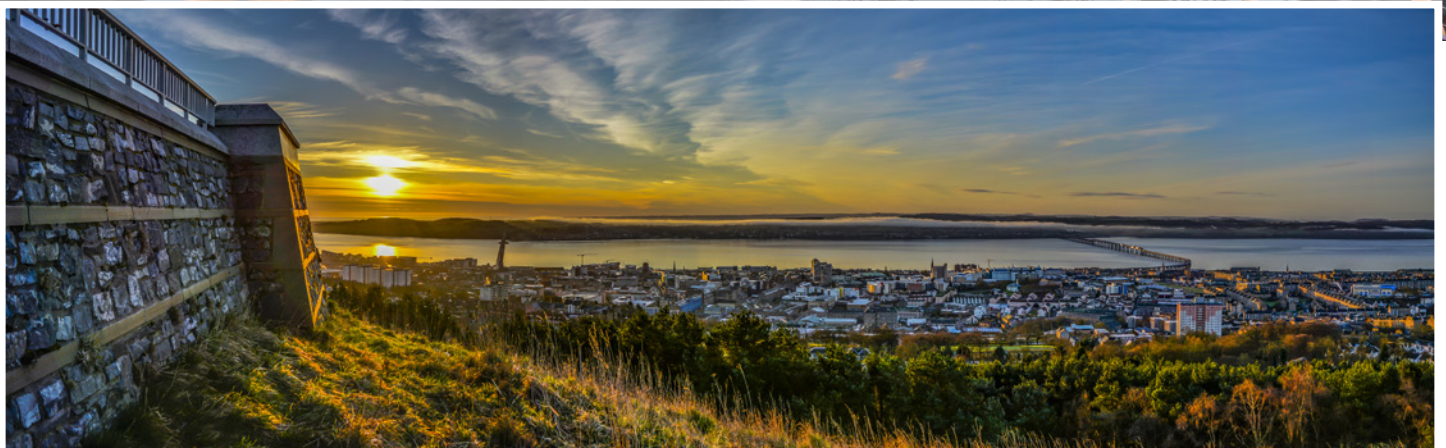
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There is much to recommend this property for those looking for a well-located Dundee home without the premium associated with some of the city's more central addresses. Its manageable proportions, two-bedroom configuration and proximity to major educational and employment hubs also make it particularly interesting from an investment perspective.

For a student, university employee, hospital professional or investor, the location is perhaps the property's greatest asset. Dundee's city centre, universities, Ninewells Hospital and extensive transport links are all readily accessible, making this a home that works as well practically as it does financially.

## The Property

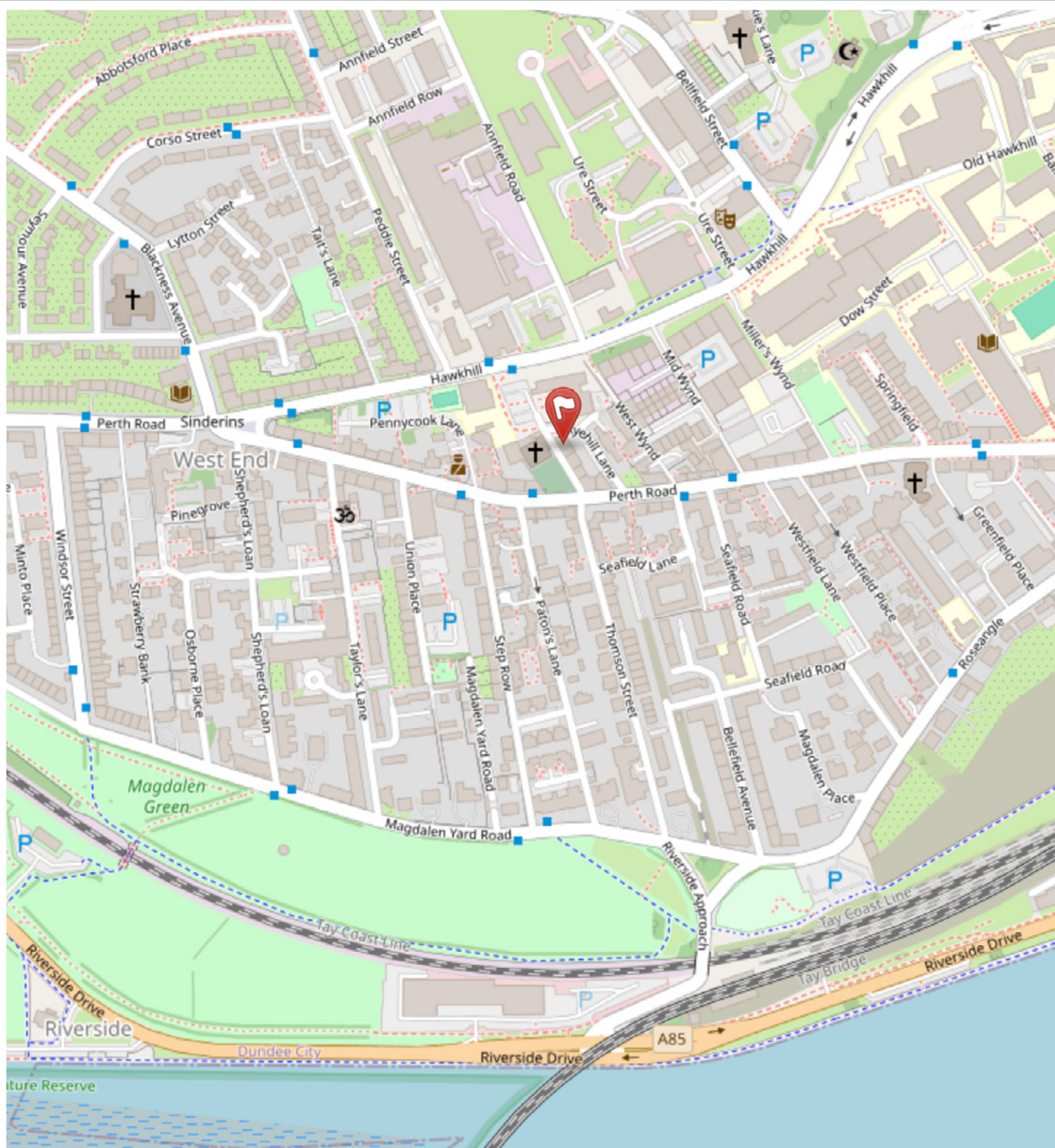


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and 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.

## The Location



# McEwan Fraser Legal

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