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DUNDEE, ANGUS, DD1 4LH



MODERN TWO BEDROOM CITY LIVING JUST
HALF A MILE FROM DUNDEE CITY CENTRE



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McEwan Fraser Legal is delighted to present this property, offering modern city living close to the University of Dundee. Ideally positioned within a modern residential development just half a mile from Dundee city centre, this well-proportioned third-floor flat provides an excellent blend of contemporary urban living, generous accommodation, private parking, guest parking, and an exceptionally convenient location.

Extending to approximately 77 square metres, the property is notably spacious for a two-bedroom apartment and has been designed around an open-plan living and dining area, making particularly good use of the available space. The position within a six-storey end terraced block also gives the property a distinctive setting within this established residential development.

The Property

A welcoming entrance vestibule leads into the hallway, from which the principal accommodation is accessed. The open-plan lounge, dining and kitchen form the heart of the home, providing a flexible space for relaxing, dining and entertaining. The kitchen is fitted with the original wall- and base-mounted units and provides a practical working area within the open-plan arrangement.









The main bedroom is a particularly useful feature, benefiting from built-in wardrobe storage together with its own en suite shower room. A second double bedroom, also with a built-in wardrobe, provides excellent flexibility and could equally accommodate guests, a home office, or additional living requirements.







Bedroom 2





The main bathroom completes the accommodation and is complemented by gas-fired central heating throughout. There is a mutual storage area and exclusive cellar store at lower ground floor level.





Gross internal floor area (m²): 77m²

EPC Rating: B



The property forms part of a modern development comprising twelve individual flatted dwellings within a six-storey end terraced block. The development is situated in an established part of Dundee, surrounded by a varied mix of traditional and modern properties and exceptionally close to the University of Dundee.

Location is undoubtedly one of the property's greatest assets. Dundee city centre is approximately half a mile away, placing an extensive choice of shops, cafés, restaurants, bars, cultural venues and leisure facilities within easy reach. The University of Dundee is particularly close, while the wider West End provides an appealing combination of independent businesses, green spaces and established residential streets. The city also offers excellent transport connections, with Dundee railway station providing regular services throughout Scotland and the main bus network providing convenient links across the city and beyond. For those looking for a modern two-bedroom home in a genuinely central Dundee location, this property offers an attractive balance of space, practicality and accessibility. The combination of two bedrooms, an en suite, open plan living space, excellent storage and proximity to the University and city centre makes this a particularly appealing city residence.

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

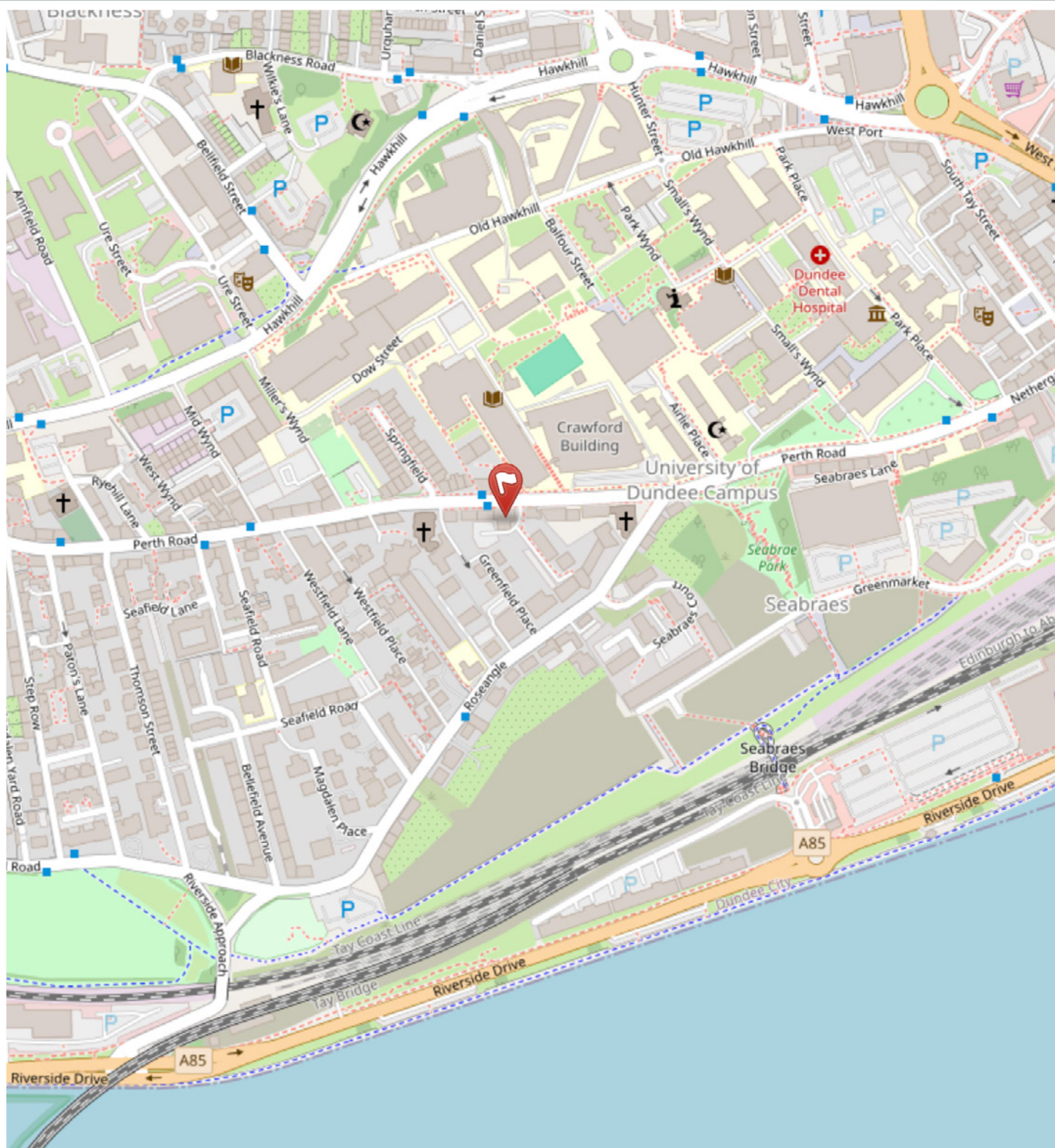


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Photographer



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