



ROSIE FRASER

Real Estate



92 Seagate

, Dundee, DD1 2ET

£750 Per month



Rosie Fraser Real Estate is delighted to bring to market this spacious and well-presented two-bedroom, two-bathroom self-contained flat, ideally located on Seagate in the heart of Dundee.



The property offers generous accommodation throughout, comprising a bright and spacious lounge, a well-equipped kitchen, and two excellent double bedrooms. The principal bedroom is particularly spacious and benefits from a modern en-suite shower room. Bedroom two is a further well-proportioned double with ample space for additional furniture. Completing the accommodation is a contemporary family shower room.

Early viewing is highly recommended to fully appreciate the generous proportions, natural light, and fantastic central location and to avoid disappointment.

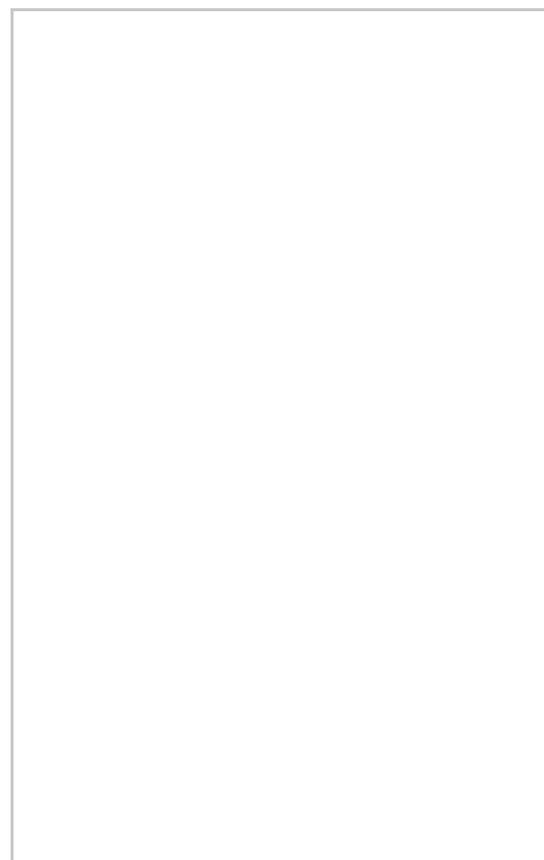
Situated on Seagate, the property is just a stone's throw from Dundee's vibrant city centre, offering an excellent selection of shops, cafés, restaurants, and bars all within easy reach. Both the University of Dundee and Abertay University are nearby, as well as the renowned Ninewells Hospital, all easily accessible on foot or via public transport.

Please note there is ongoing maintenance to the front and rear facing of the building. This has been reflected in the asking price.

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC  | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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