Third floor split level two double bedroom flat

With views over the River Tay









65 Earn Crescent

Dundee, DD2 4BS

Scan Here!

2 BED

1 BATH

OFF STREET

ENERGY E EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01382 721 212
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



65 EARN CRESCENT | DUNDEE







"...situated within this popular development with fantastic views over Dundee and the River Tay..."





















THE AREA

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, 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.

Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

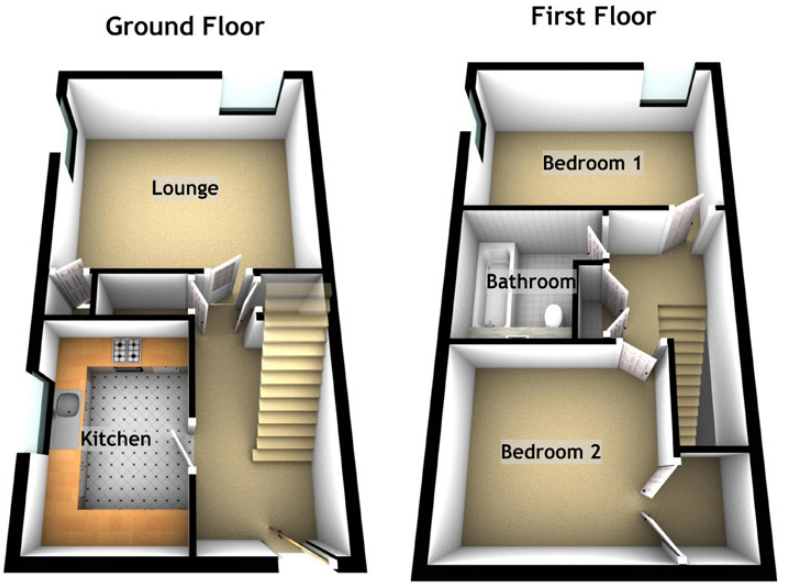
THE PROPERTY

Part Exchange available! We are delighted to offer on the open market this spacious split level two bedroom flat situated within this popular development with fantastic views over Dundee and the River Tay. Positioned on the third floor with the benefit of an additional loft the flat is situated over two floors.

Walk in to the entrance hall with stairs to first floor and storage cupboard. Living room is positioned to the rear with dual aspect double glazed windows and space for dining table and chairs and access to a large cupboard. The kitchen is fitted with a range of eye and base level units with roll top work surfaces incorporating single bowl sink unit with mixer tap and drainer. Space and plumbing for washing machine and slim dishwasher, built in oven and four ring hob above. Further space for under-counter fridge and freezer and ample cupboard space with views to the rear.

First floor gives access to the two double bedrooms one with a double wardrobe. Both bedrooms enjoy views over the surroundings. The family bathroom is a modern white three-piece suite with shower over bath, part tiled walls and opaque double glazed window.

Parking is available to the front and rear with communal grounds and drying area with bin storage facility. Council tax band is A



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.40m (11'2") x 2.30m (7'7")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bathroom	2.40m (7'10") x 2.30m (7'7")

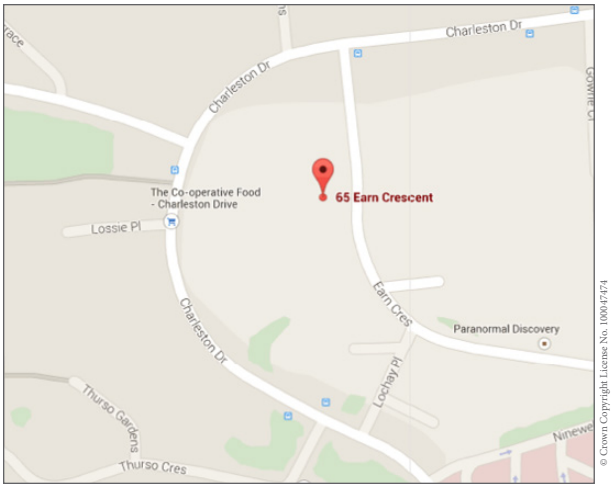
GROSS INTERNAL FLOOR AREA (M²)

80

EXTRAS

(Included in the sale)

All kitchen white goods.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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