



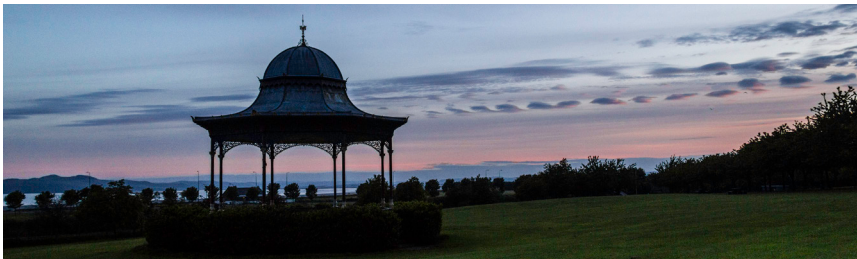

McEwan Fraser Legal
Solicitors & Estate Agents
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21 2F Ogilvie Street
DUNDEE | ANGUS | DD4 6SE

21 2F/Ogilvie Street Dundee/Angus

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.

We're delighted to offer this ideal investment opportunity for sale in Dundee, with a great rental market due to being a very popular student destination. The flat offers four double bedrooms with double glazing throughout. The living room is spacious with views towards the hills. The modern kitchen offers eye and base level units with sink unit and drainer. Fitted oven with four hob and extractor above, space and plumbing for washing machine and upright fridge / freezer. The bathroom is a four-piece suite with bath and shower over with heated towel rail and extractor above. Communal garden to the rear and parking on street to the front.



River Tay & Road bridge from Tayport | Magdalen Green | Tay Rail Bridge | McManus Galleries | The Law Hill



The Property





Kitchen & Lounge





Specifications

Approximate Dimensions
(Taken from the widest point)

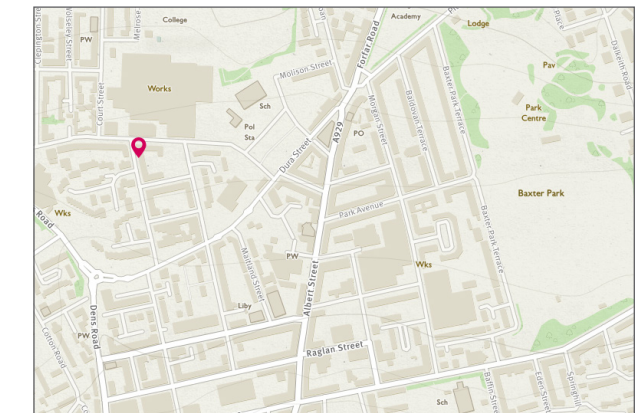
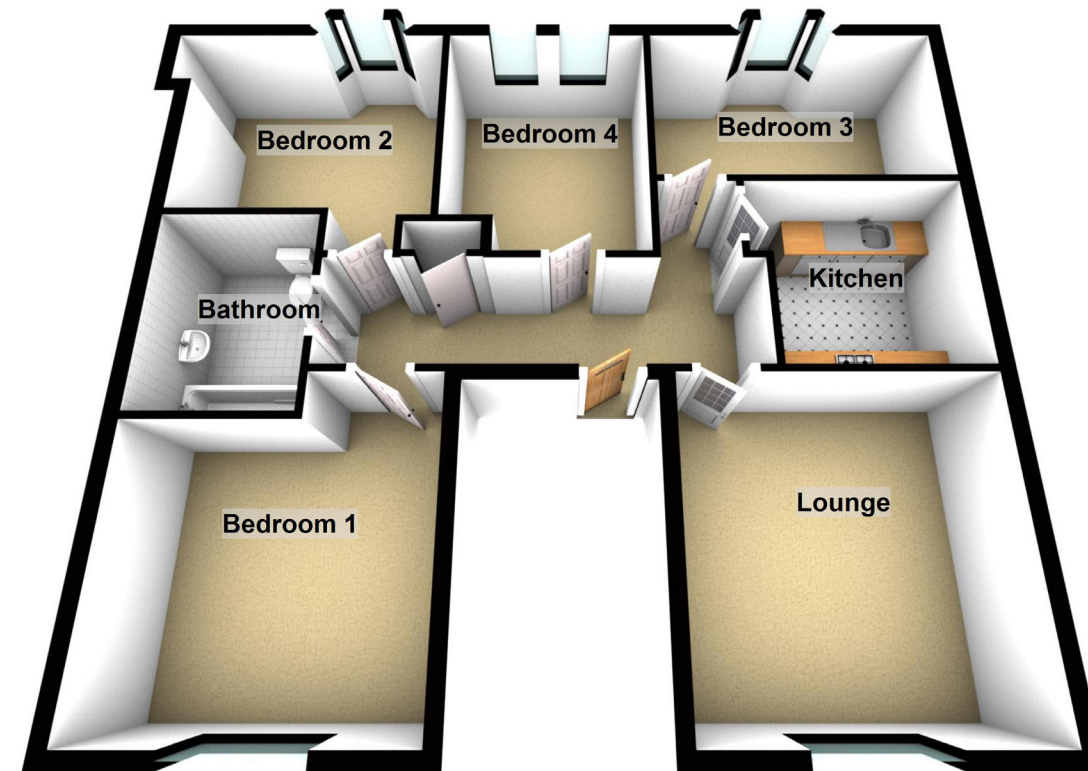
Kitchen	2.50m (8'2") x 2.20m (7'3")
Lounge	4.20m (13'9") x 3.80m (12'6")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 2.30m (7'7")
Bedroom 4	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m²)

82 m²

Extras
(Included in the sale)

Fitted appliances and floor coverings are included within the sale. White appliances could be available by separate negotiation.






McEwan Fraser Legal
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Part
Exchange
Available



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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