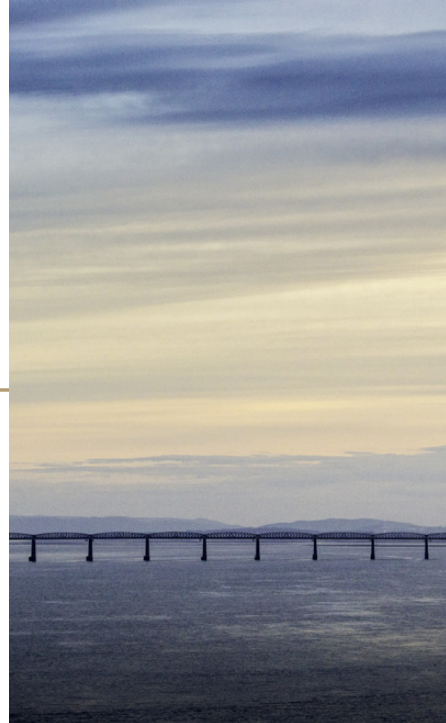





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

91/3 Arbroath Road

DUNDEE, ANGUS, DD4 6HJ



91/3 ARBROATH ROAD

DUNDEE, ANGUS, DD4 6HJ

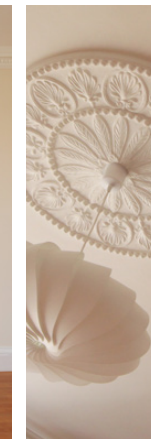
Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions 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 INTERIOR

Part Exchange available! We are delighted to offer this spacious and ready to move into top floor flat located in close proximity of the town centre. This would make an ideal investment opportunity and is ready to let immediately. Climb the stairs to the top floor where the flat can be accessed. walk in to the entrance hall with doors to all rooms. The living room enjoys a bay window and feature fireplace with double glazing throughout, ceiling rose and decorative coving. The three bedrooms are all doubles in size with double glazed windows. The master bedroom has fitted bedroom furniture and ample wardrobe and storage

space. The kitchen/breakfast room comprises of a range of eye and base level units with roll top work surfaces incorporating sink unit with mixer tap and drainer. Fitted oven with halogen hob and extractor above, space for upright fridge / freezer and space and plumbing for washing machine. There is also space for a table and chairs with further window seating for additional seating. The bathroom is a modern white three-piece suite with shower attachment over bath. Outside is a shared garden laid to lawn with outside storage facility and bin storage facility. Parking is located on the road and to the side of the building.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

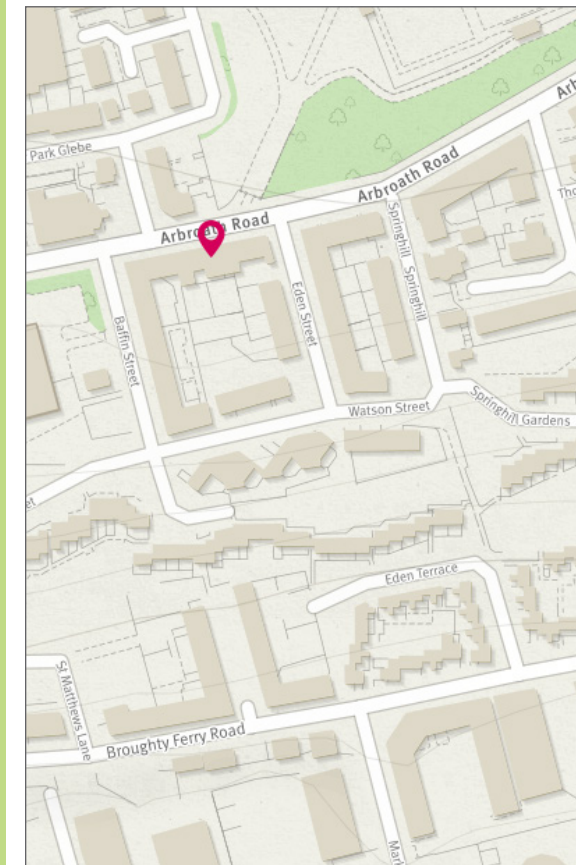
Lounge	5.25m (17'3") x 4.65m (15'3")
Kitchen	5.65m (18'6") x 2.55m (8'4")
Bedroom 1	6.10m (20') x 4.12m (13'6")
Bedroom 2	4.55m (14'11") x 3.10m (10'2")
Bedroom 3	3.50m (11'6") x 3.45m (11'4")
Bathroom	3.00m (9'10") x 1.70m (5'7")

Gross internal floor area (m²) -101

EPC Rating - C

Extras
(Included in the sale)

Floor coverings and fitted appliances are included within the sale.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

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