

Flat H, 10 Laing Street

DUNDEE, DD3 7BW



Two double-bedroom, top-floor apartment



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to bring to the open market this spacious and well-presented two double-bedroom top-floor flat, ideal for first-time buyers or investors seeking a strong rental yield. Located within a secure and well-maintained building, the property benefits from secure entry access and the convenience of a residential parking area.

THE LOUNGE



Internally, the flat offers generous proportions throughout. The large living room provides an excellent space for relaxing and entertaining.

THE KITCHEN



The recently refitted kitchen features a range of modern units and work surfaces, creating a sleek and practical cooking area.





Both bedrooms are well-sized doubles, offering comfortable accommodation with space for free-standing or fitted storage. The bathroom has been tastefully updated to include a modern three-piece suite, and there are multiple storage cupboards located throughout the property, along with access to the loft for additional storage options. The property also benefits from double glazing and electric radiators throughout, ensuring warmth and efficiency all year round.

Early viewing is highly recommended to fully appreciate the space, finish, and potential this attractive flat offers.

THE BATHROOM



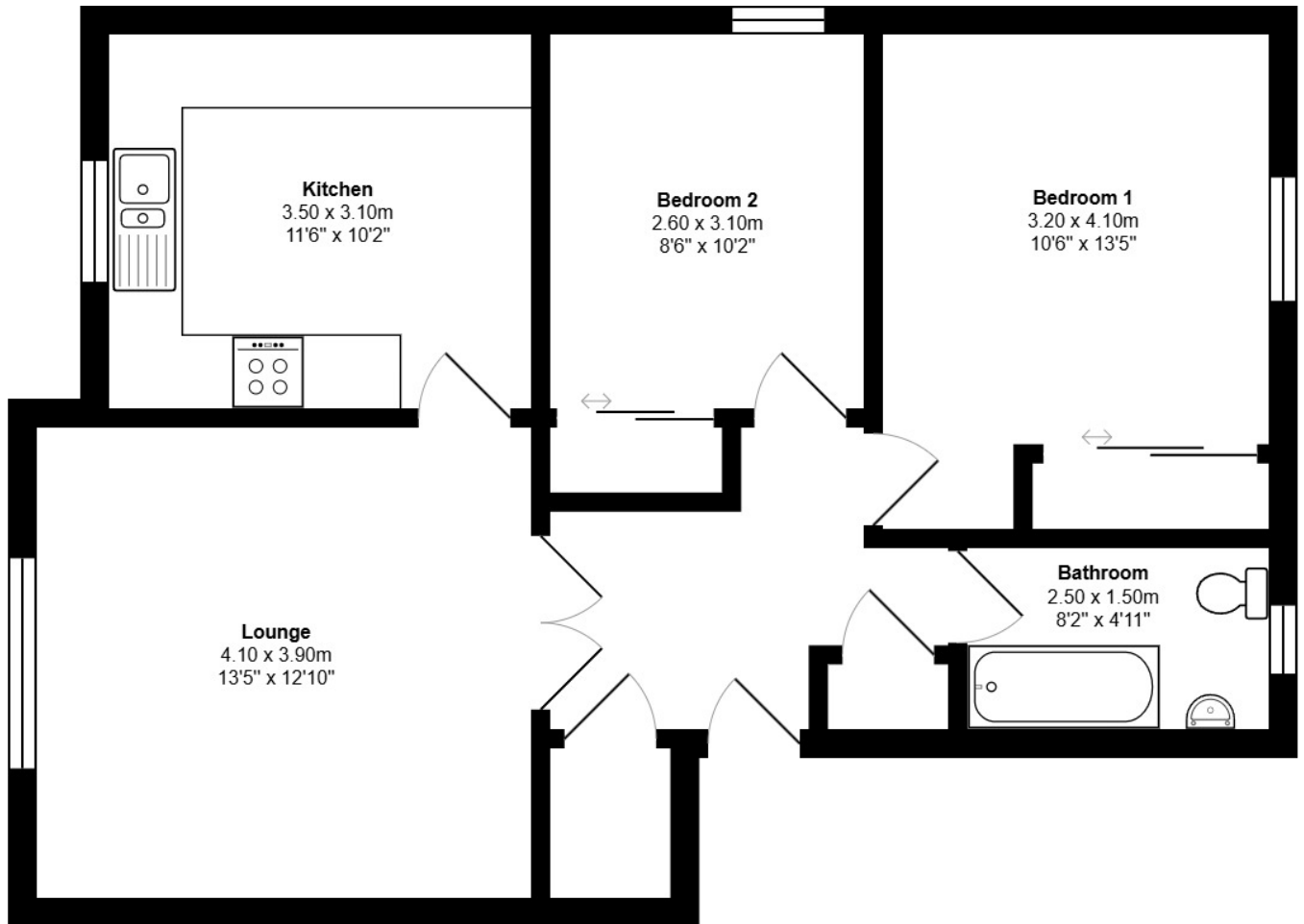
BEDROOM 1



BEDROOM 2

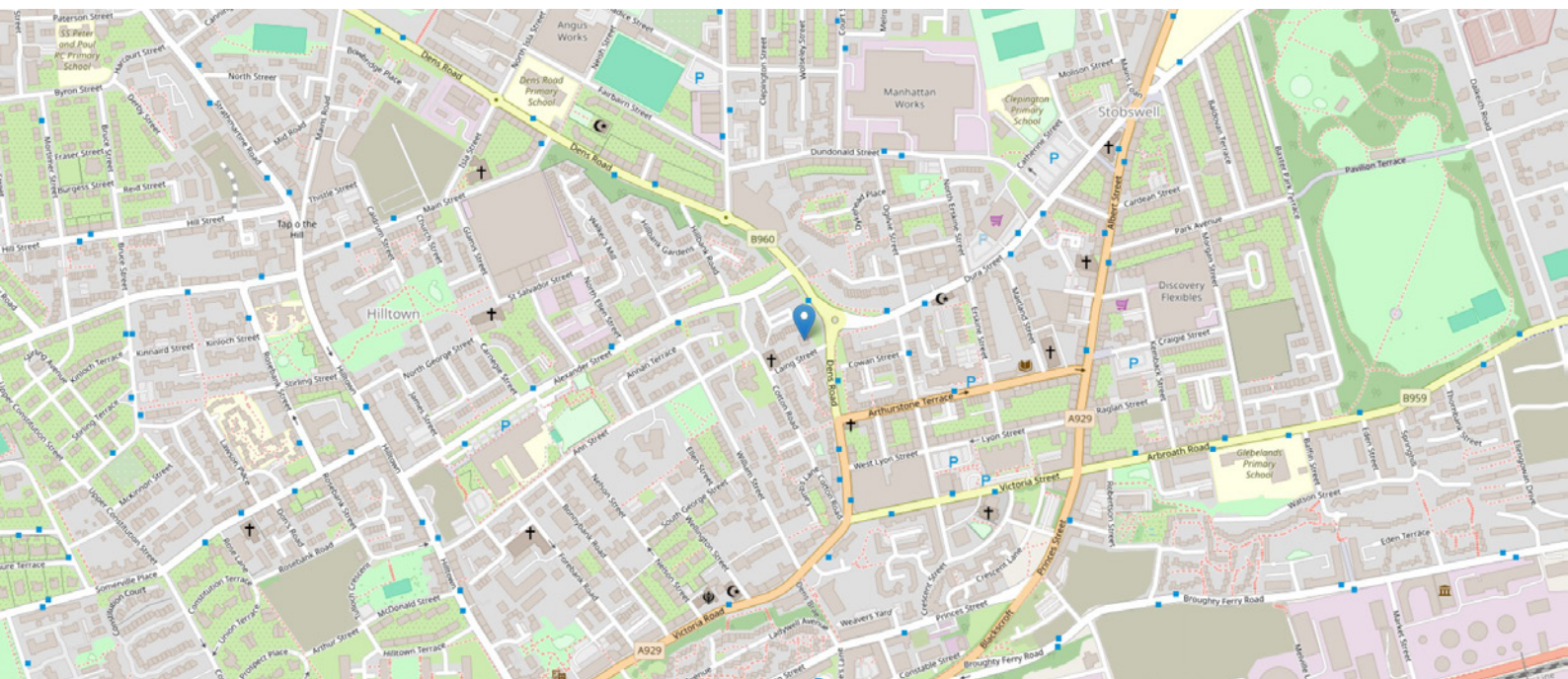


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: D



THE LOCATION

Dundee, located on the east coast of Scotland along the banks of the River Tay, is a vibrant and evolving city known for its rich history, cultural attractions, and growing reputation as a hub for innovation and design. As Scotland's fourth-largest city, Dundee combines a unique mix of urban convenience and scenic beauty, offering panoramic views of the Tay Estuary and easy access to nearby beaches and countryside.





The city is home to two universities, the University of Dundee and Abertay University, giving it a youthful, energetic vibe. It has become a centre for biomedical and digital research and was named the UK's first UNESCO City of Design in 2014. Cultural highlights include the world-renowned V&A Dundee Museum, Dundee Contemporary Arts Centre, and the historic RRS Discovery ship.

Dundee also boasts excellent transport links, with a mainline railway station, airport, and access to the A90 connecting it easily to Aberdeen, Perth, and Edinburgh. With a range of shopping, dining, and entertainment options, and ongoing waterfront redevelopment projects, Dundee is a dynamic place to live, work, and invest.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.