

# 168 Yarrow Terrace

DUNDEE, ANGUS, DD2 4HH



*TWO DOUBLE BEDROOM DUPLEX  
FLAT CLOSE TO NINEWELLS*



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McEwan Fraser Legal is delighted to present to the market this well-positioned top-floor duplex flat, ideally located on the outskirts of Dundee's highly desirable West End and within close proximity to Ninewells Hospital. Boasting elevated views across the city and towards the picturesque River Tay, this property offers an excellent opportunity for first-time buyers and investors alike.

Set within a well-maintained development with communal parking available to the front and side, the building benefits from a secure entry system, ensuring peace of mind and privacy for residents. Situated on the top floor, the flat enjoys a bright and airy feel throughout, enhanced by its elevated position and expansive outlooks.

Upon entering, you are welcomed into a spacious living area with dual aspects, offering impressive views to both the front and rear. The living room flows seamlessly into the kitchen, which is fitted with a range of base and wall-mounted units and offers ample space for appliances, making it both practical and functional.

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The upper level hosts two generous double bedrooms, with the master bedroom enjoying panoramic views stretching out over the Tay. Completing the accommodation is a well-appointed three-piece family bathroom suite.





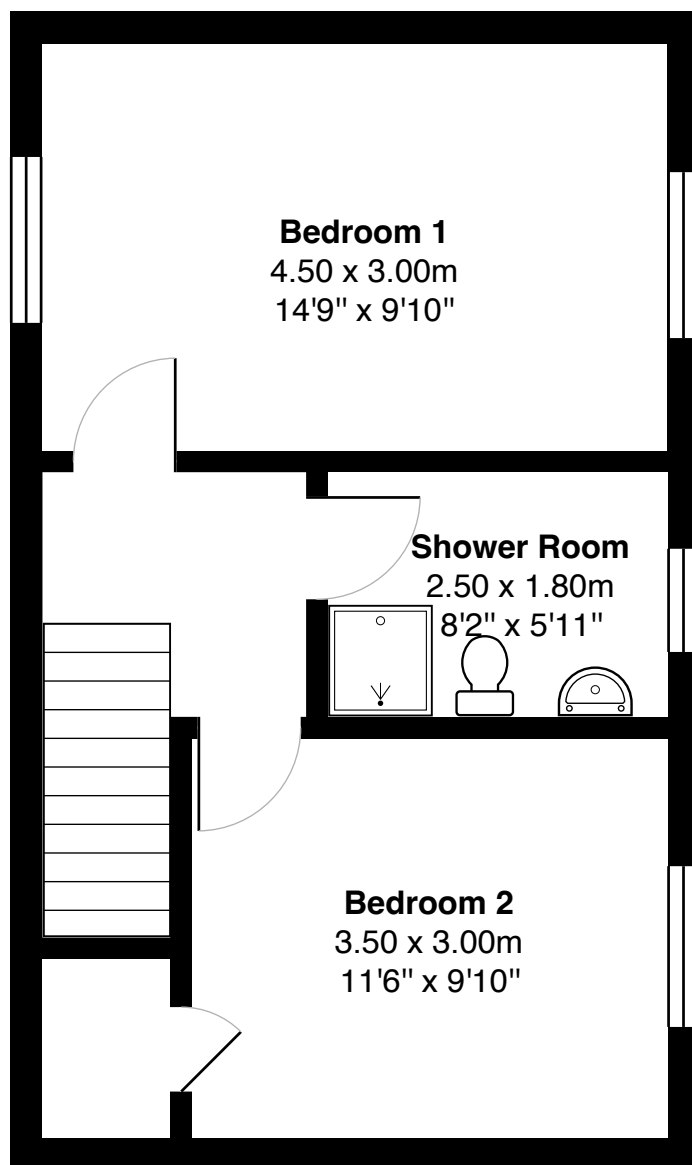
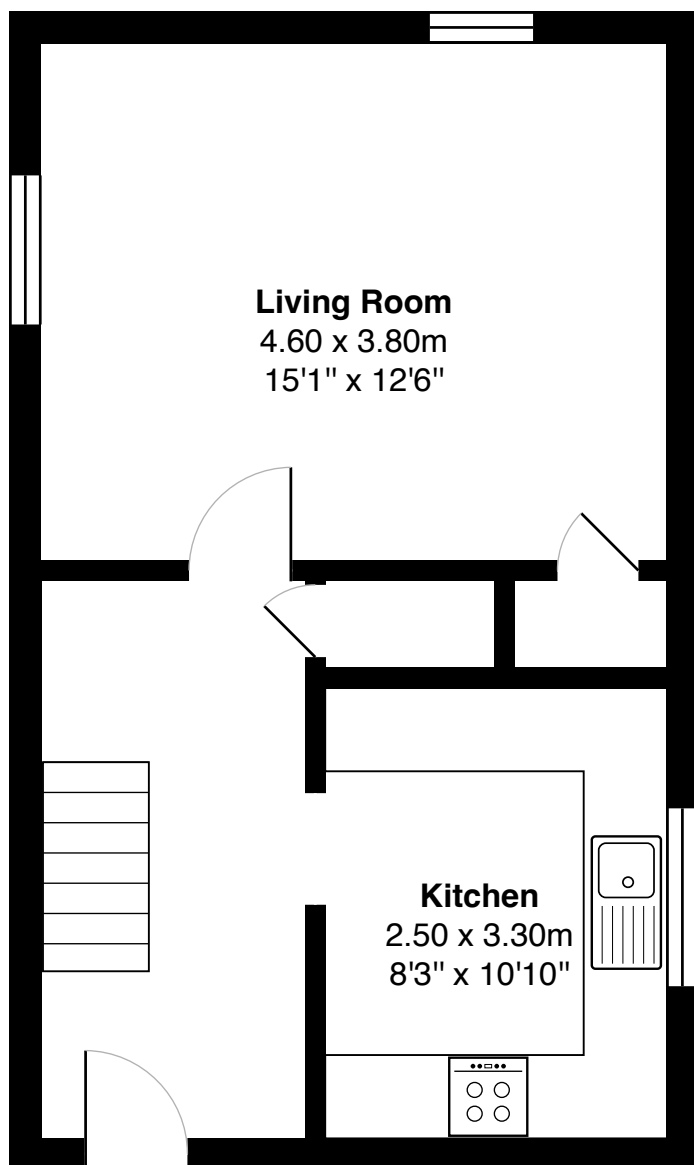


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: D





The property further benefits from double glazing throughout, contributing to a warm and energy-efficient home. With its attractive location, generous proportions, and stunning views, this charming duplex flat represents a rare opportunity to acquire a quality home in a sought-after area of the city. Early viewing is highly recommended.







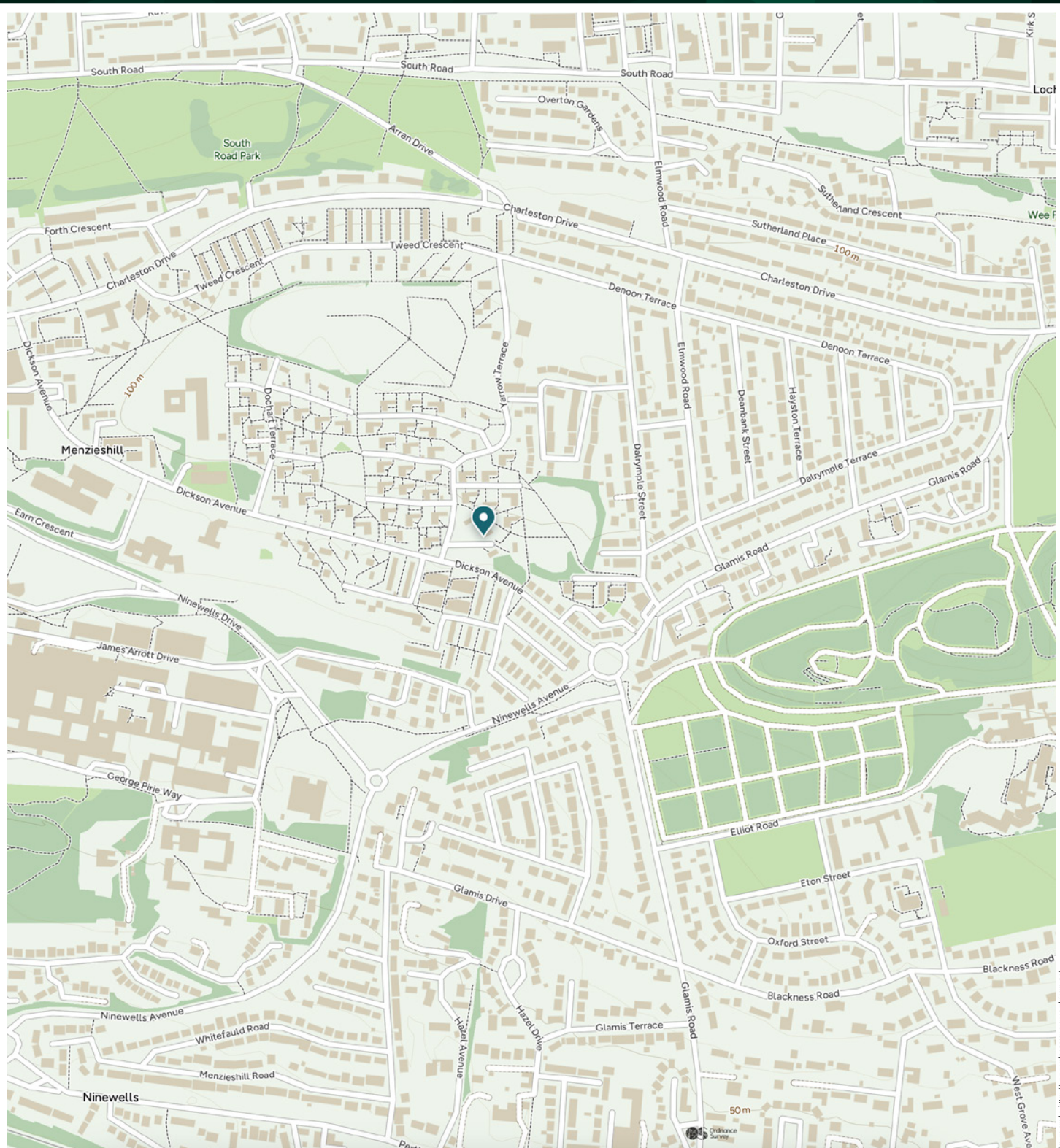
Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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