

Flat 31 Braehead

METHVEN WALK, DUNDEE, DD2 3FJ



You will be pleasantly surprised by the space offered in this three-bedroom first-floor flat



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McEwan Fraser Legal is delighted to present this 3 bedroom flat set within easy access to most of the amenities the City has to offer, this spacious and elegantly proportioned 1st floor flat is situated in a sought-after residential area within walking distance of Dundee City Centre. Bright, well-proportioned rooms offer easy living space with room for entertaining.

THE LOUNGE



The lounge offers views across the city from two windows and the light that pours through the window invites you to explore the room's warmth and elegance. The facade creates an industrial feel that harks back to the building's origin as a Victorian Mill, and whilst this is very sympathetic to the heritage, it hasn't prevented the addition of more contemporary touches so the flat works for a modern lifestyle. The kitchen is designed with a dining space.

THE KITCHEN/DINER





The flat stretches out to include three double bedrooms, a guest cloakroom with a toilet and a bathroom with a shower over the bath. The bedrooms each have built-in wardrobes and there is plentiful storage in the hall. The flat feels expansive and provides a sense of spaciousness with elegant proportions.

THE BATHROOM



BEDROOM 1



BEDROOM 2

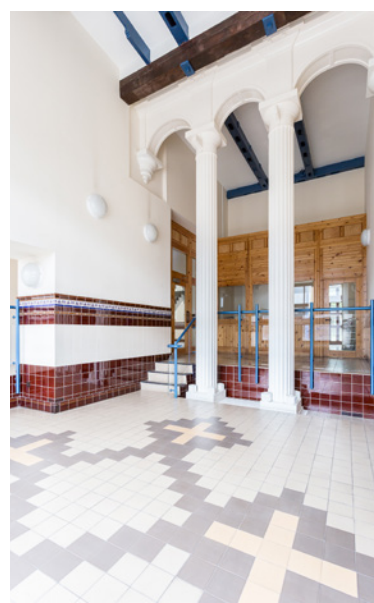


BEDROOM 3

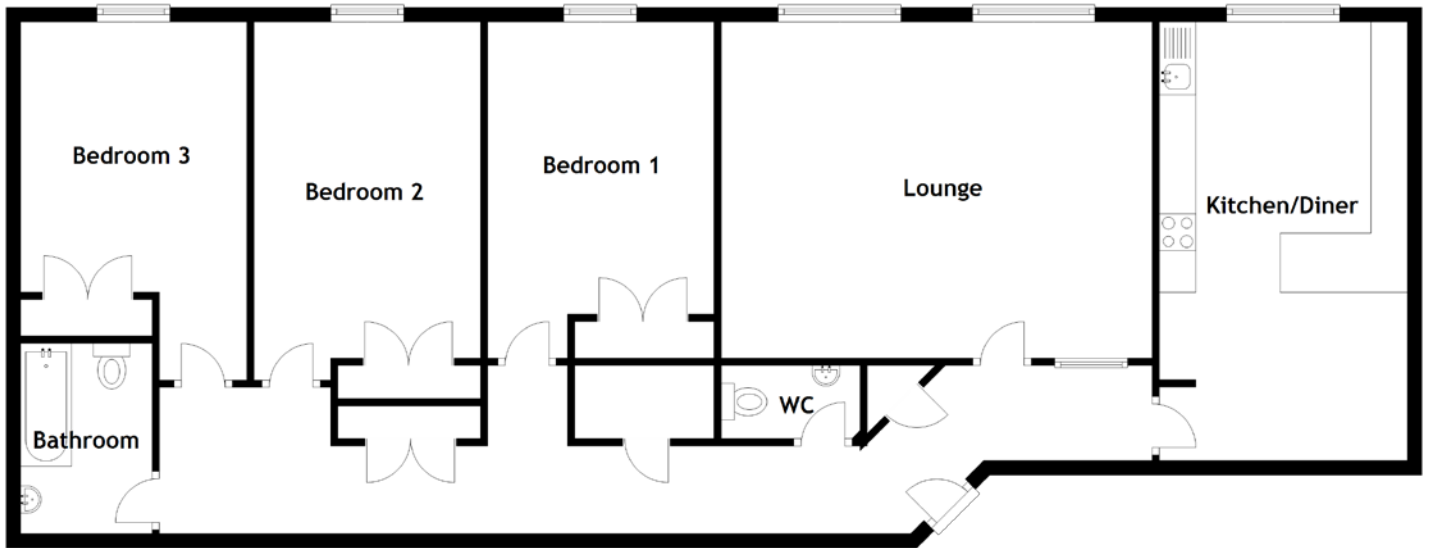


In addition, the apartment benefits from a secure entry system to the well-maintained block. The property has its own secure parking space below with lift access to the courtyard.

COMMUNAL AREAS



FLOOR PLAN, DIMENSIONS & MAP

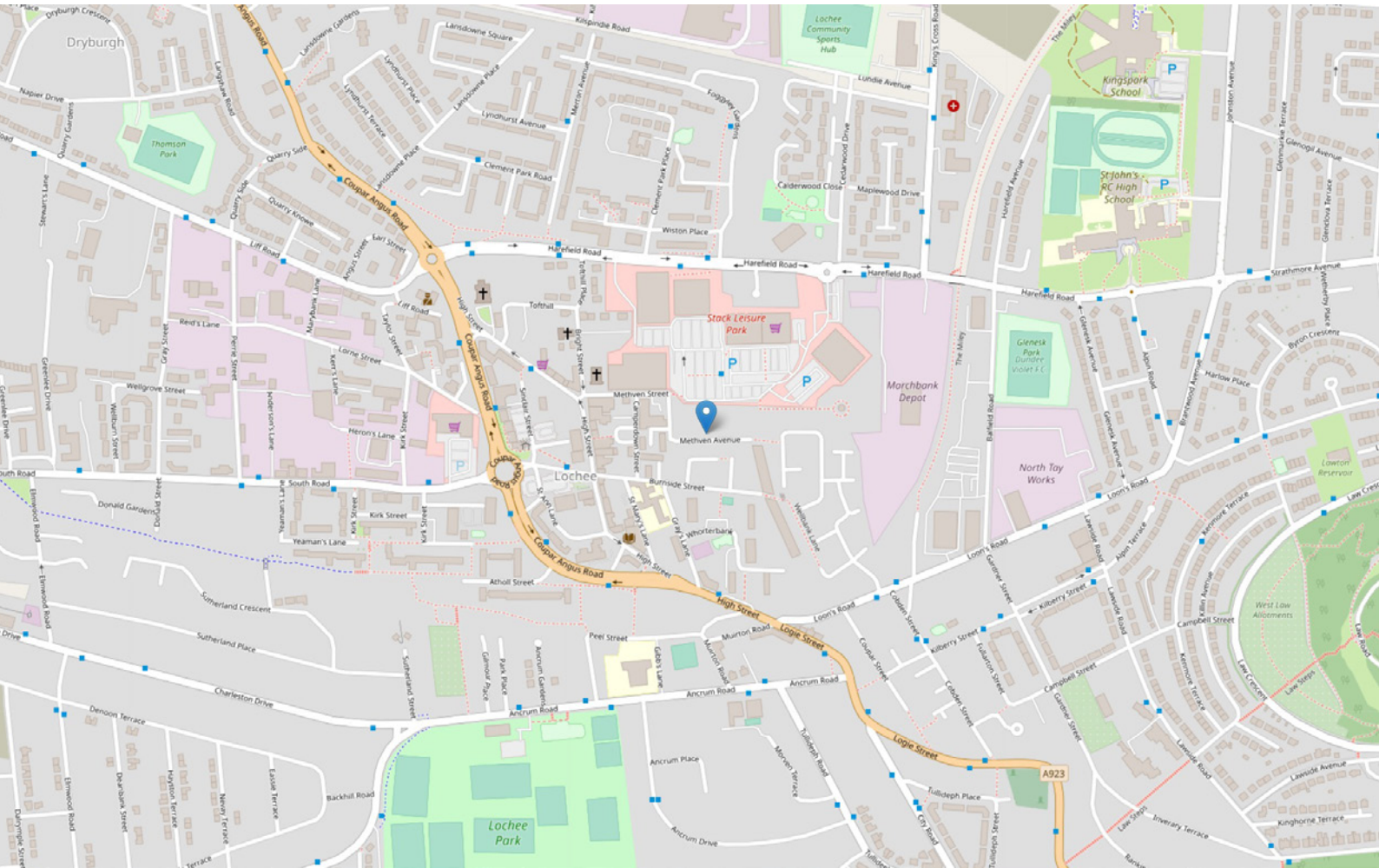


Approximate Dimensions (Taken from the widest point)

Lounge 5.90m (19'4") x 4.60m (15'1")
 Kitchen/Diner 6.00m (19'8") x 3.40m (11'2")
 WC 1.90m (6'3") x 1.00m (3'3")
 Bedroom 1 4.60m (15'1") x 3.10m (10'2")

Bedroom 2 4.90m (16'1") x 3.10m (10'2")
 Bedroom 3 4.90m (16'1") x 3.10m (10'2")
 Bathroom 2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 126m²
 EPC Rating: C



THE LOCATION

This property is located within the popular Cox's Mill development close to the West End of Dundee, a busy shopping district well served by both local and national shops and stores. Schooling is well represented from nursery to high school level, The University of Dundee and colleges are within easy reach.





The property is close to the main bus routes serving the city. This property is suitable for a number of buyers, in particular students and hospital staff. The area has recently benefited from an injection of money by the local council, which is evident in the landscaped and pedestrian areas. This is an excellent opportunity to purchase this spacious first-floor apartment situated in a highly popular residential area. Methven Walk is ideally located for a wide range of local amenities, including, shops, retail parks, supermarkets and a regular commuter bus service. There is also a gym two minutes' walk away from the property.



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