



# ROSIE FRASER

Real Estate



## 45 Scott Street

, Dundee, DD2 2AP

Offers over £100,000



Rosie Fraser Real Estate is delighted to present this charming two-bedroom apartment, ideally located in Dundee's highly sought-after West End. Perfectly positioned for convenient access to the city centre, the University, and Ninewells Hospital, this property combines comfort with an enviable location.



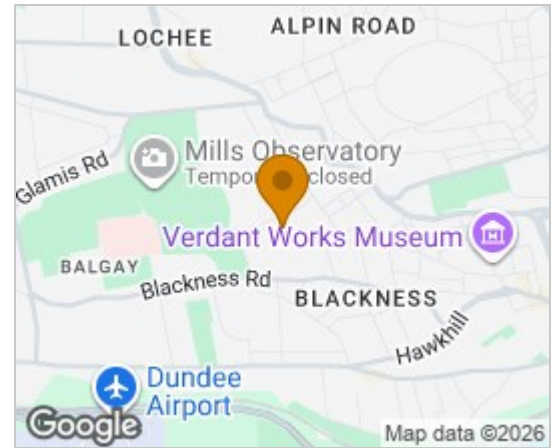
The apartment offers well-proportioned accommodation, making it an excellent choice for first-time buyers, young professionals, or investors seeking a strong rental opportunity. A bright west-facing lounge fills with natural light, creating a warm and inviting space that can be styled for both relaxing and entertaining. The modern kitchen is fitted with sleek worktops, an electric hob, and an electric oven, and provides space for a washing machine and fridge freezer.

The master bedroom is a generous double, complemented by ample hanging and shelving space. The second room is equally versatile, serving as either a comfortable double bedroom or an ideal home office for remote working or study. The bathroom is finished with half-tiled walls, shower over the bath, and vanity sink

Situated on the first floor, the apartment benefits from a peaceful setting and added privacy, while also being cost-effective to run due to its position within the building. Further features include ample on-street parking.

The West End itself is known for its vibrant community atmosphere, with a fantastic selection of cafés, independent shops, and picturesque parks all within easy walking distance, making this a wonderful place to call home.

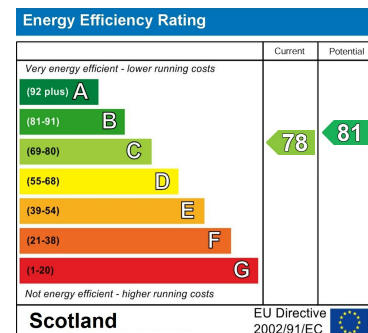
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

191 Brook Street, Broughty Ferry, DD5 2AG

Tel: 01382 699880 Email: [info@rosierealestate.com](mailto:info@rosierealestate.com) <https://www.rosiefraserrealestate.com/>