



**ROSIE FRASER**

Real Estate



## 124A William Fitzgerald Way

, Dundee, DD4 9FB

£900 Per month



Rosie Fraser Real Estate are delighted to bring to the rental market this well-presented one-bedroom self-contained apartment located within a large detached villa, situated in the highly desirable Emmock Woods Estate.



This apartment offers bright and comfortable accommodation throughout, beginning with a welcoming living room featuring patio doors that allow plenty of natural light and provide access to the flat's own private patio area, complete with table and chairs. The fully equipped kitchen is fitted with ample cupboard and worktop space, making it ideal for everyday living.

There is a generous double bedroom providing a peaceful retreat, while the accommodation is completed by a modern shower room finished to a good standard with contemporary fittings.

Externally, the property benefits from its own dedicated drying area and a single allocated parking space, while enjoying a quiet position within the grounds of the main villa.

A particular advantage of this rental is that the rent includes both Council Tax and central heating, offering excellent value and simplified monthly outgoings. Electricity is charged separately via an individual meter.

Located within the sought-after Emmock Woods Estate, this self-contained flat is ideal for a single professional or couple seeking a tranquil setting while remaining within easy reach of local amenities and transport links.

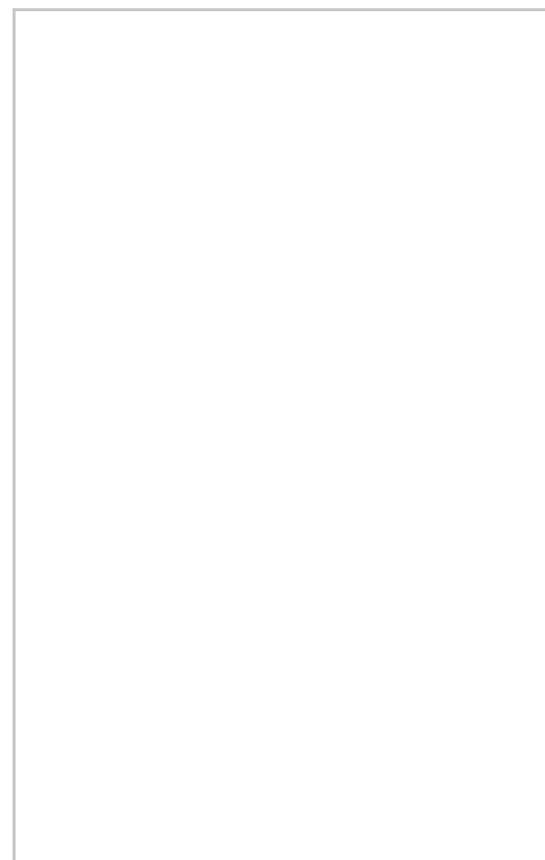
Early viewing is highly recommended to appreciate the setting, privacy, and value on offer.

Letting Agent Registration Number - LARN2501006

## Area Map



## Floor Plans



## Energy Efficiency Graph

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>Scotland</b>                                    | EU Directive 2002/91/EC  |           |

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.

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