



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

Excellent top floor flat. Fully refurbished to a great standard, fantastic views, walk-in condition,



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We are delighted to offer to the market this excellent two-bedroom apartment, situated in a corner position and thereby benefiting from an abundance of natural light. The property is ideal for any young couple, first-time buyers or indeed a very secure investment for a Buy-to-let investor. This spacious top-floor flat has previously benefited from a full renovation before being let and professionally managed. The property is offered in absolute walk-in condition and has a great range of furniture available by separate negotiation to any purchaser.

THE LOUNGE



This beautiful sandstone building is entered through a secure entry system. Accommodation comprises a good-sized hallway, with storage cupboards and access to all internal apartments. The very spacious lounge benefits from dual aspect windows with a large Bay allowing lots of natural light to stream in, there's a real sense of relaxation that's very appealing. The room affords ample space for various furniture layouts, along with space for a dining table.

THE KITCHEN



The modern galley-style kitchen is perfect for the apartment, finished in an attractive range of light grey units with an electric oven and hob, an integrated dishwasher and a freestanding washing machine and fridge freezer.

Both double bedrooms are bright and welcoming and both benefit from space for wardrobes and a workstation. The bathroom is a good size and contains a three-piece suite with an electric shower over the bath. There is also a very handy cloakroom toilet.

BEDROOM 1



BEDROOM 2



THE BATHROOM & WC



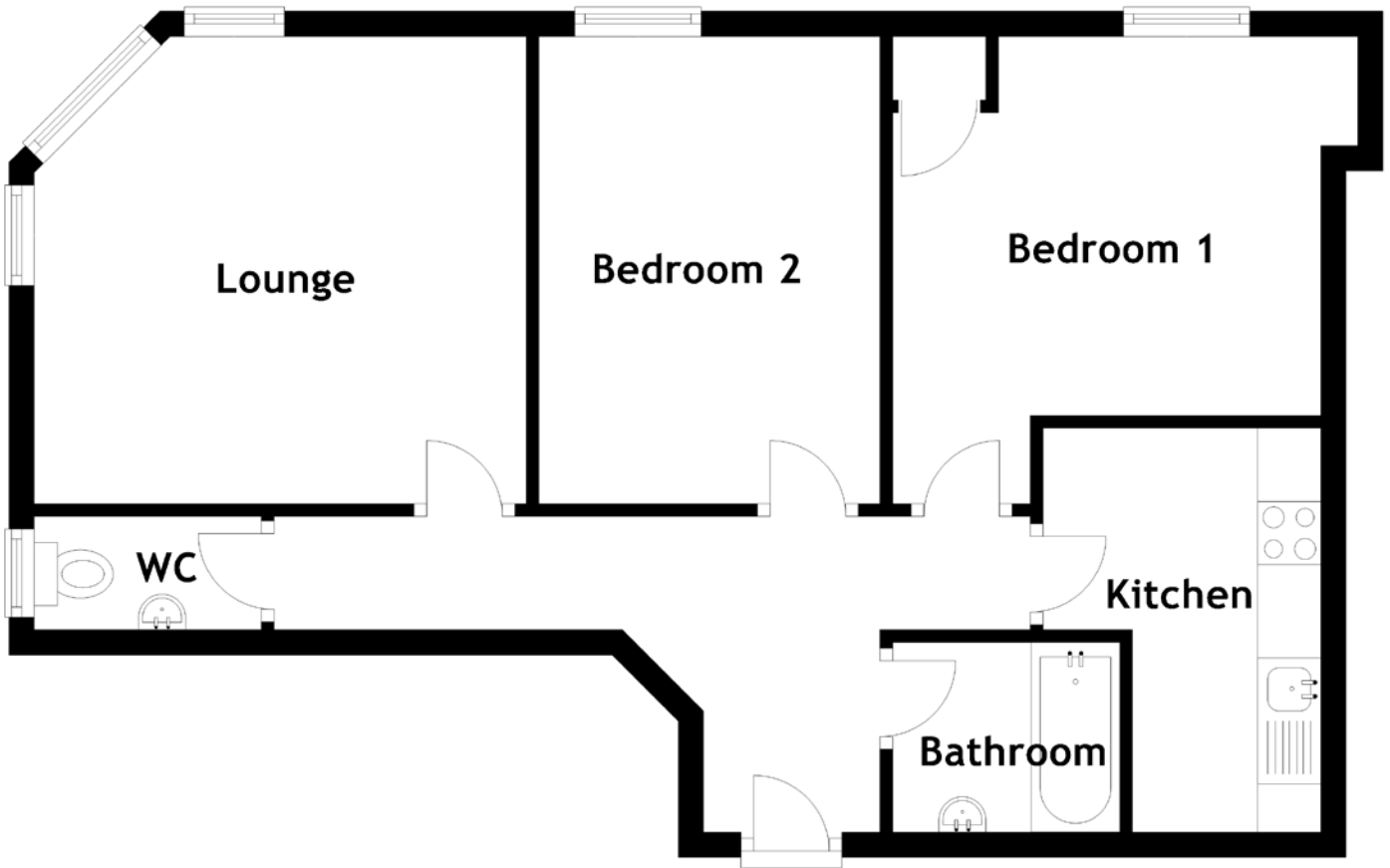
Double glazing and gas central heating ensure warmth and thermal efficiency. The property has excellent communal drying space to the rear aspect. Parking is on-Street.

This is a property that is sure to appeal to a large swathe of buyers, given its great location, excellent condition and Buy-to-let investor-ready condition. Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



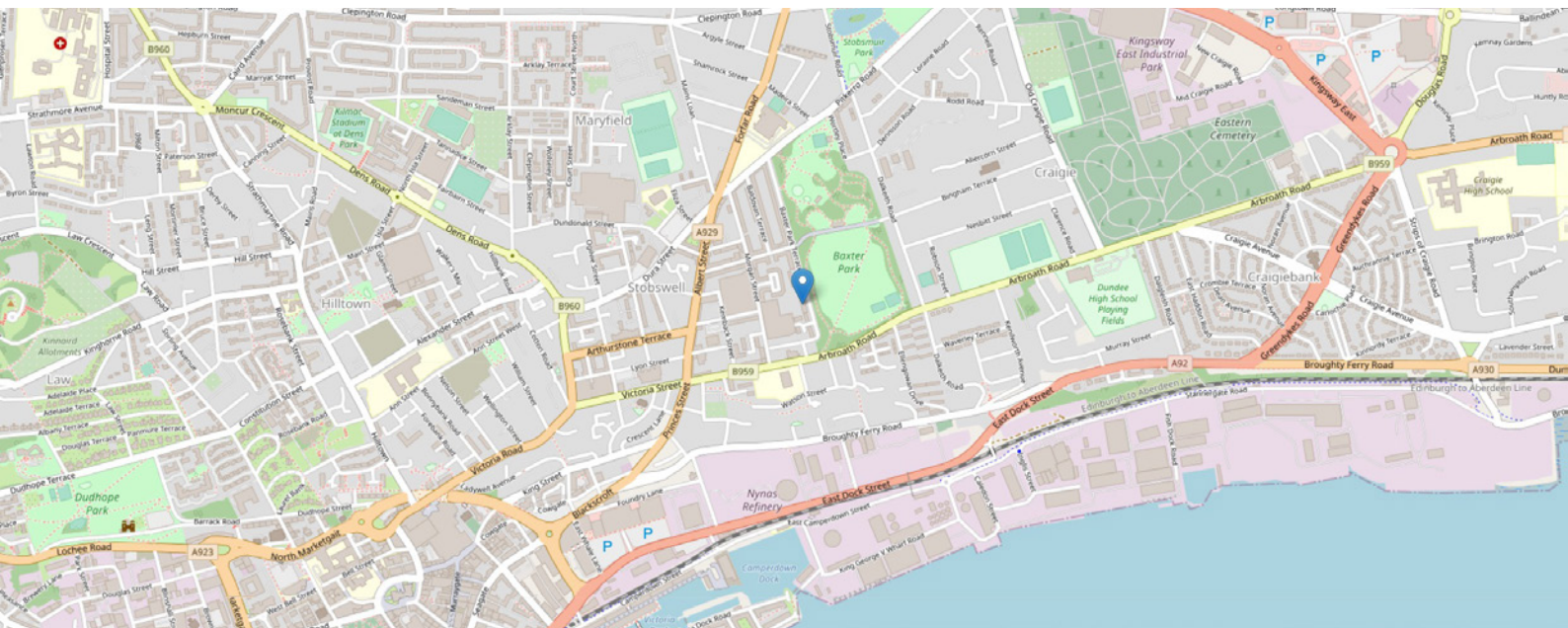
Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bathroom	1.80m (5'11") x 1.50m (4'11")
WC	1.80m (5'11") x 0.90m (2'11")

Gross internal floor area (m²): 57m²
EPC Rating: D

Buyer's Premium Value: £2995.00

Extras (Included in the sale): Furniture and freestanding appliances available by separate negotiation.



THE LOCATION

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, 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. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all needs.



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