



316 Riverside Drive
Dundee
DD1 4XD

Fixed Price
£238,000

It is important to read the Schedule
and Home Report as these contain
key information.

- LUXURY FIRST FLOOR FLAT
- RECEPTION HALL
- LOUNGE/KITCHEN
- TWO BEDROOMS (1 X E/S)
- BATHROOM
- PRIVATE PARKING
- STUNNING PANORAMIC VIEWS
- QUALITY FIXTURES & FITTINGS



DESCRIPTION

This First Floor Flat, built by H & H Properties UK Ltd and completed in 2017, offers luxurious accommodation for the more discerning of buyer seeking a property close to the Dundee Waterfront development and within easy reach of the City Centre and West End.

All accommodation is accessed from the Reception Hall with walk-in storage cupboard which houses the central heating system, water tank and electric fuse box. The Lounge is a bright, well-proportioned space with south facing patio doors opening out to the south facing balcony and window which offer stunning views over the River Tay towards Fife and beyond. The Kitchen area is fitted with a range of luxury German units with integrated induction hob (pots included), oven, microwave, washer/dryer, dishwasher, fridge and freezer. There is a built-in breakfast bar ideal for informal dining.

The Master Bedroom is a good-sized room situated to the rear with built-in double wardrobe and fully tiled En-Suite Shower Room fitted with large feature mirror and three-piece white suite comprising WC, wash hand basin with vanity storage and shower enclosure with integrated shower. Bedroom Two is second double room with window to the rear and built-in wardrobe. The Bathroom is fully tiled and fitted with a WC, wash hand basin with vanity storage and bath with integrated shower and glazed screen.

The property benefits from heated flooring throughout, mechanical ventilation with heat recovery, downlighters in all rooms, video security entry system, individual room thermostats, NHBC warranty and will eventually have fully secure, gated ANPR vehicular access to the private parking.





Entrance Hall	4'7 x 19'10
Lounge/Kitchen	18'4 x 19'5
Master Bedroom	10'5 x 16'10
En-Suite Shower Room	4'6 x 8'7
Bedroom Two	10'5 x 10'11
Bathroom	4'10 x 10'4

INCLUDED IN SALE: Fitted floor coverings. Integrated kitchen appliances as detailed. Induction pots and pans.

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £245,000/C

COUNCIL TAX: Band E





LOCATION

Situated on the perimeter of the City close to the Dundee Waterfront, City Centre and West End and within easy reach of both the A90 and A92 dual carriageways providing useful commuting links to other major towns and cities. Dundee Airport and Train Station are both within a mile from the property.

DIRECTIONS

Travelling from the City Centre, heading west along Riverside Drive, at the roundabout take the second exit continuing on Riverside Drive. At the roundabout outside Tesco take the second exit then the first exit from the next roundabout towards the development. No. 316 is situated in the first completed block on your left hand side and is accessed from the door to the left of the building.

OUTSIDE

To the rear of the property there is an allocated private parking space and additional visitor parking.



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First and foremost - **your interests**



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.