

The Old Rope  
Works, Magdalen  
Yard Road, Dundee,  
DD1 4LQ

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The right way to move

<b><u>PLOT</u></b>	<b><u>TYPE</u></b>	<b><u>NO OF BEDS</u></b>	<b><u>PRICE</u></b>
Plot 1	Bungalow (A)	2	FIXED PRICE £377,000
Plot 6	Apartment	1	FIXED PRICE £221,000

Council Tax TBC | Factor Fee TBC | Freehold | Reservation Fee £1,500

03330 430090

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THE OLD  
**ROPE WORKS**

MAGDALEN YARD ROAD, DUNDEE, DD1 4NF

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Exclusive & prestigious new development in the heart of Dundee city by the River Tay

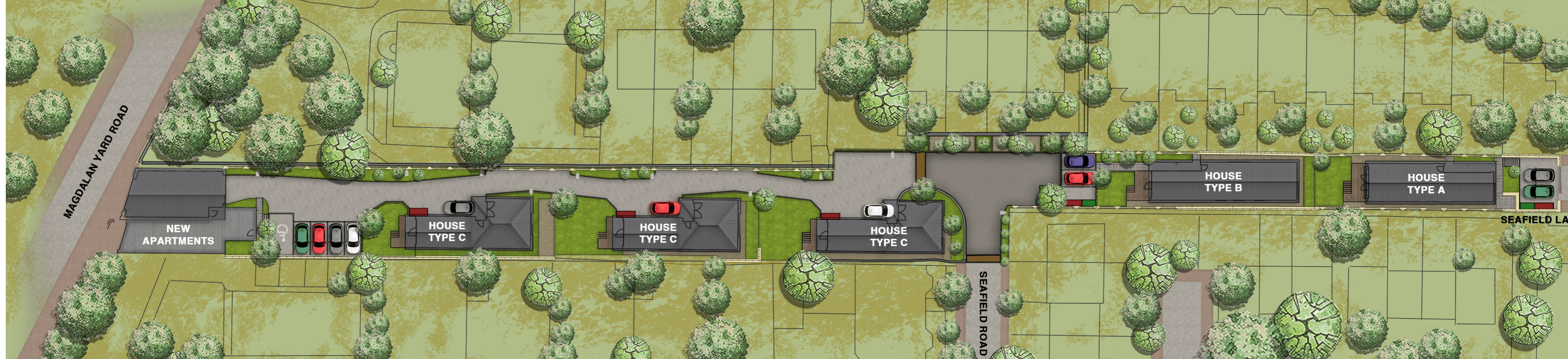
## THE OLD ROPE WORKS

Situated in the heart of Dundee city by the River Tay, The Old Rope Works is a prestigious new development from award-winning developers, Carriden Homes. The exclusive site occupies the historic Tay Rope Works, incorporating the stylish, C-listed, Graeco-Egyptian façade, and transforming it into four luxury apartments across three levels, with additional plots behind supporting five outstanding detached houses. To suit your needs and requirements, the apartments offer a choice of one, two or three bedrooms, whilst the detached houses offer two or three bedrooms over three different house types (A, B and C), all of which are expertly designed to maximise space and light.



Furthermore, the properties will be finished to exceptionally high standards, with top-quality fixtures and fittings, to offer the very best in modern comforts. They will have contemporary open-plan reception rooms and high-specification kitchens, high-spec bathrooms, private parking, and well-tended gardens. The Old Rope Works also enjoys a highly sought-after location by Magdalen Green and the River Tay, in easy walking distance of Dundee's outstanding amenities, the university and the train station.





## THE EXCLUSIVE SITE OCCUPIES THE HISTORIC TAY ROPE WORKS

### SUMMARY

- Exclusive & prestigious new development
- In the heart of Dundee city by the River Tay
- Occupying the C-listed former Tay Rope Works

- Comprising 4 luxury apartments (on ground, first & second floors)
- 5 exceptional detached houses
- A choice of 1, 2 & 3-bedroom homes

- 3 different house types available (A, B & C)
- Completed to exceptionally high standards
- Fitted with top-quality fixtures & fittings
- Expertly designed to maximise space & light

- Offering the very best of modern comforts
- Heating by air source heat pump



# A & B

## HOUSE TYPE A & B

Designed to enrich contemporary lifestyles, the two-bedroom House Type A and three-bedroom House Type B are both exclusive, single-storey, detached homes that provide spacious and light-filled accommodation, fitted with an abundance of glazing. These deluxe properties are ideal for city professionals, families, first-time buyers and downsizers alike.

Inside, an entrance hall (with storage) connects to all accommodation, leading naturally into a Scandinavian-inspired sitting and dining room that shares an open plan with the high-spec kitchen, which also features a handy breakfast bar in House Type B.





Perfect for everyday use, socialising and entertaining, this generous reception space opens out further onto the garden. Meanwhile, the bedrooms are all spacious doubles that are maximised by built-in wardrobes, creating additional floorspace for bedside furnishings.

The principal bedroom of each house type also has the added benefit of a luxurious en-suite shower room, whereas the remaining bedrooms are served by a family bathroom with a four-piece suite, including a separate bath and shower enclosure. Double-glazed windows and air sourced heating ensure optimal comfort. Externally, both house types each have a large private garden (covering approximately 60 square metres). They also feature a private driveway for two cars.





## DELUXE PROPERTIES

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### FEATURES

- Single-storey detached house type
- Entrance hall with built-in storage
- Open-plan kitchen/sitting/dining area
- High-specification kitchen design
- 2/3 spacious double bedrooms
- All equipped with built-in wardrobes
- Luxurious en-suite shower room
- High-spec 4pc family bathroom
- Air sourced heating & double glazing
- Large private garden
- Private driveway for 2 cars





# C

## HOUSE TYPE C

Covering over 1,194 square feet, House Type C is a spacious, three-bedroom, detached house for luxury family lifestyles. This exceptional house type offers sociable open-plan living, a high-spec kitchen, multiple bathrooms, a large garden and an integral garage.



**LARGE PRIVATE GARDEN**  
approximately 75 square metres, a private driveway and an integral single garage

The front door opens into a welcoming entrance hall, flowing naturally into the open-plan reception room and high-spec kitchen. It features triple-aspect windows and Velux rooflights for an abundance of natural sunlight, as well as direct access to the garden for a seamless transition to outside. On the other side of the hall, there is an accessible double bedroom with a built-in wardrobe. For added convenience, the ground floor is served by a modern three-piece shower room. Upstairs, a landing with storage connects to the two remaining bedrooms, which are

both generous-sized doubles, one with a built-in wardrobe, the other with a dressing area and a contemporary en-suite shower room. A deluxe family bathroom with a three-piece suite completes the home. For optimal comfort, the ground-floor accommodation enjoys air sourced heating. Double glazing is throughout. Outside, this house type enjoys a large private garden that spans approximately 75 square metres. Furthermore, it has a private driveway and an integral single garage with convenient access to and from the hall.



**HOUSE TYPE C IS A SPACIOUS,  
THREE-BEDROOM, DETACHED HOUSE  
FOR LUXURY FAMILY LIFESTYLES**

**FEATURES**

- Detached house covering 1,194 sq. feet
- Welcoming entrance hallway
- Open-plan kitchen/sitting/dining area
- High-specification kitchen design
- 3 generously sized double bedrooms
- With built-in wardrobes/dressing area
- Contemporary en-suite shower room
- Deluxe family bathroom with 3pc suite
- Modern shower room with 3pc suite
- Air sourced heating & double glazing
- Large private garden approximately 75sqm
- Integral garage & private driveway



## APARTMENTS

Incorporating the C-listed façade of the former Rope Works, the four luxury apartments to choose from are spread over the ground, first and second floors, with one-bedroom, two-bedroom and three-bedroom options available.

All of the apartments offer expansive accommodation, opening with a vestibule/entrance hall that leads into a desirable open-plan reception space, combining sitting and dining areas with a high-spec kitchen. The bedrooms are well-proportioned airy doubles that are supplemented by built-in wardrobes for greater convenience.

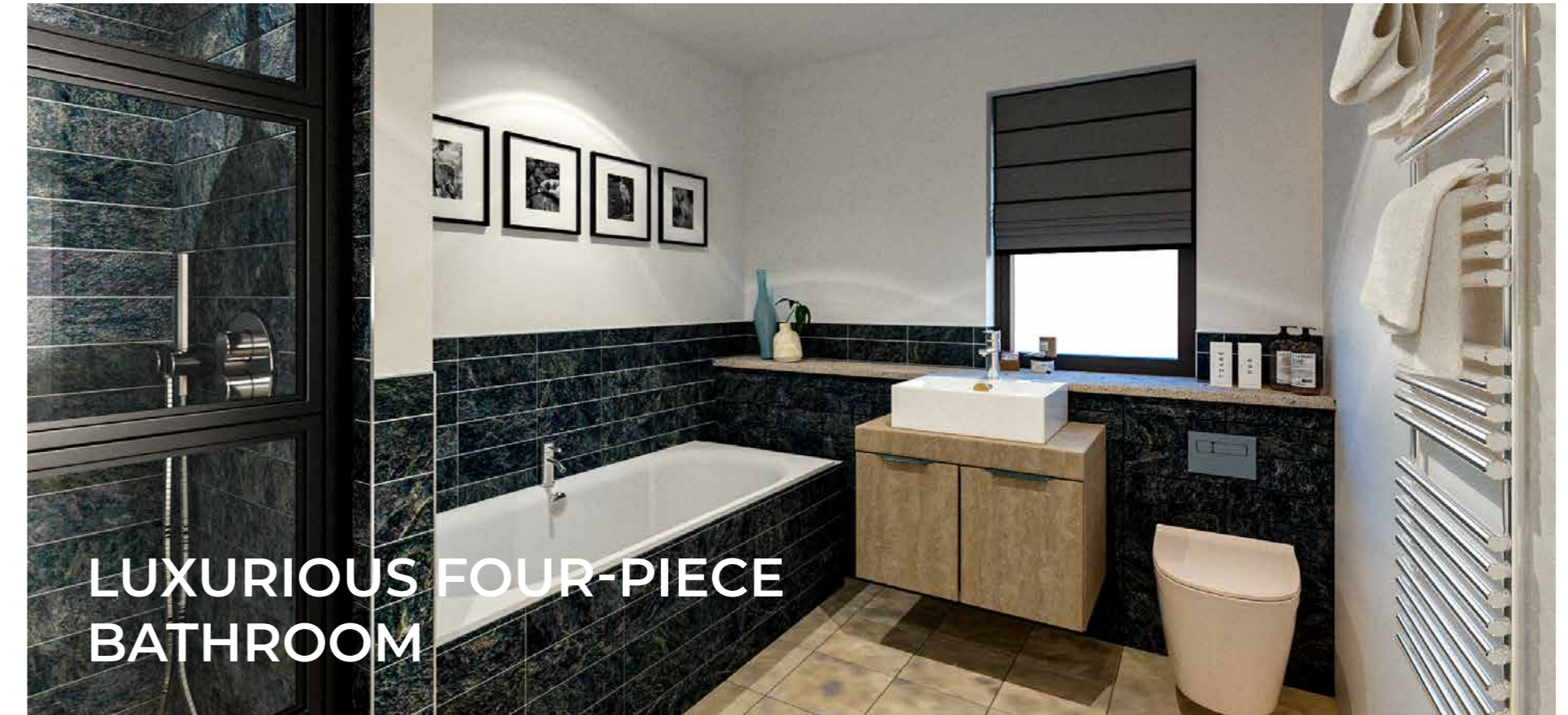


**Exceptional and exclusive penthouse apartment**

boasts a sumptuous master suite with a walk-in dressing area

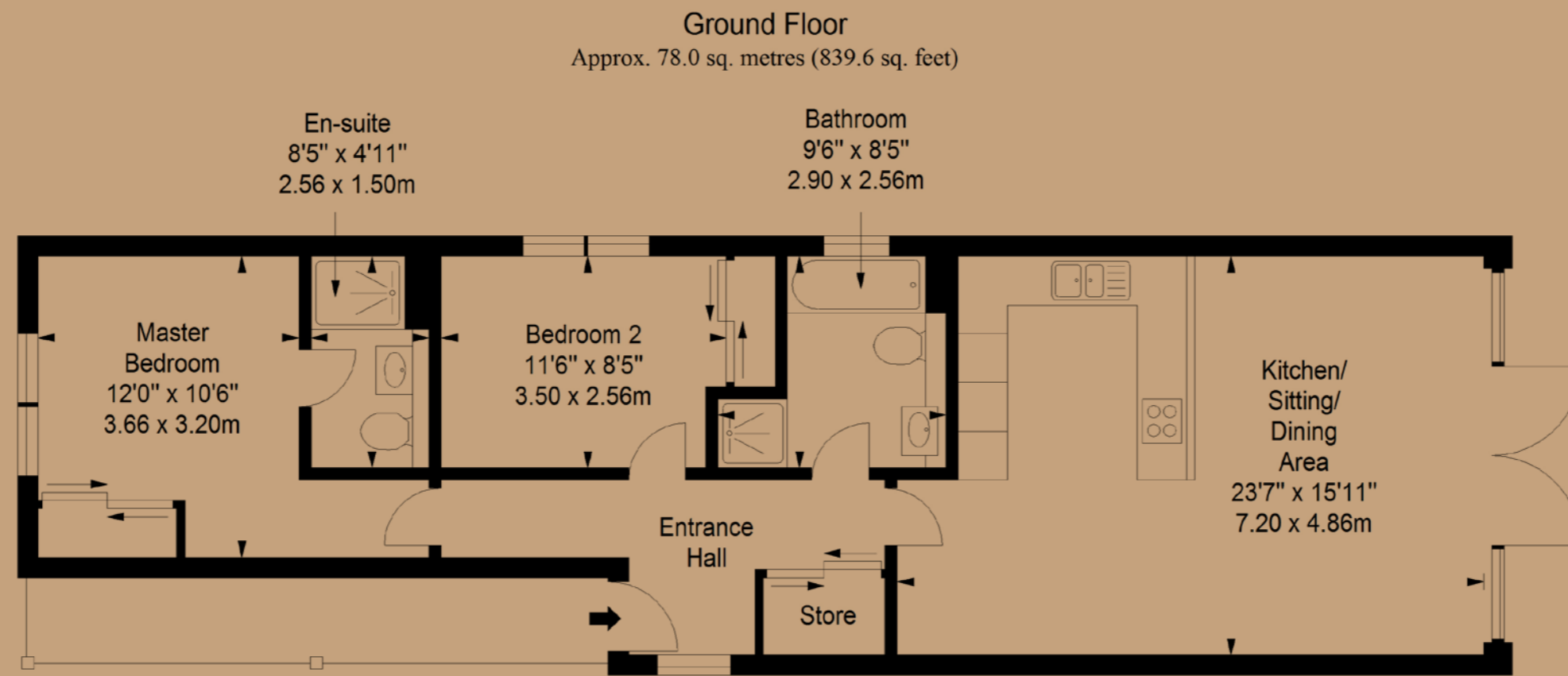
**FEATURES**

- 4 luxury apartments to choose from
- Including an exclusive penthouse suite
- On the ground, first & second floors
- Welcoming entrance hallway
- Open-plan kitchen/sitting/dining area
- High-specification kitchen design
- 1/2/3 spacious double bedrooms
- Equipped with built-in wardrobes
- High-spec bathroom with 4pc suite
- Luxury 4pc en-suite (Flat 4 only)
- A large covered terrace (Flat 4 only)
- Double-glazed windows throughout
- Heating by air source heat pump
- Well kept communal garden grounds
- Private residents parking available



Furthermore, each apartment has a luxurious four-piece bathroom (including a separate bathtub and shower enclosure), as well as access to manicured communal garden grounds and private residents parking - a useful feature in the centre of Dundee.

The properties are heated by an air-source heat pump with air sourced heating and radiators and fitted with double-glazed windows. Occupying the entire second floor and covering approximately 1,711 square feet, the exceptional and exclusive, three-bedroom, penthouse apartment (Flat 4) further boasts a sumptuous master suite with a walk-in dressing area and an extravagant, four-piece, en-suite bathroom. Adding to its luxury credentials is a large covered terrace, just off the open-plan sitting area, for enjoying outdoor dining with spectacular elevated views.



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

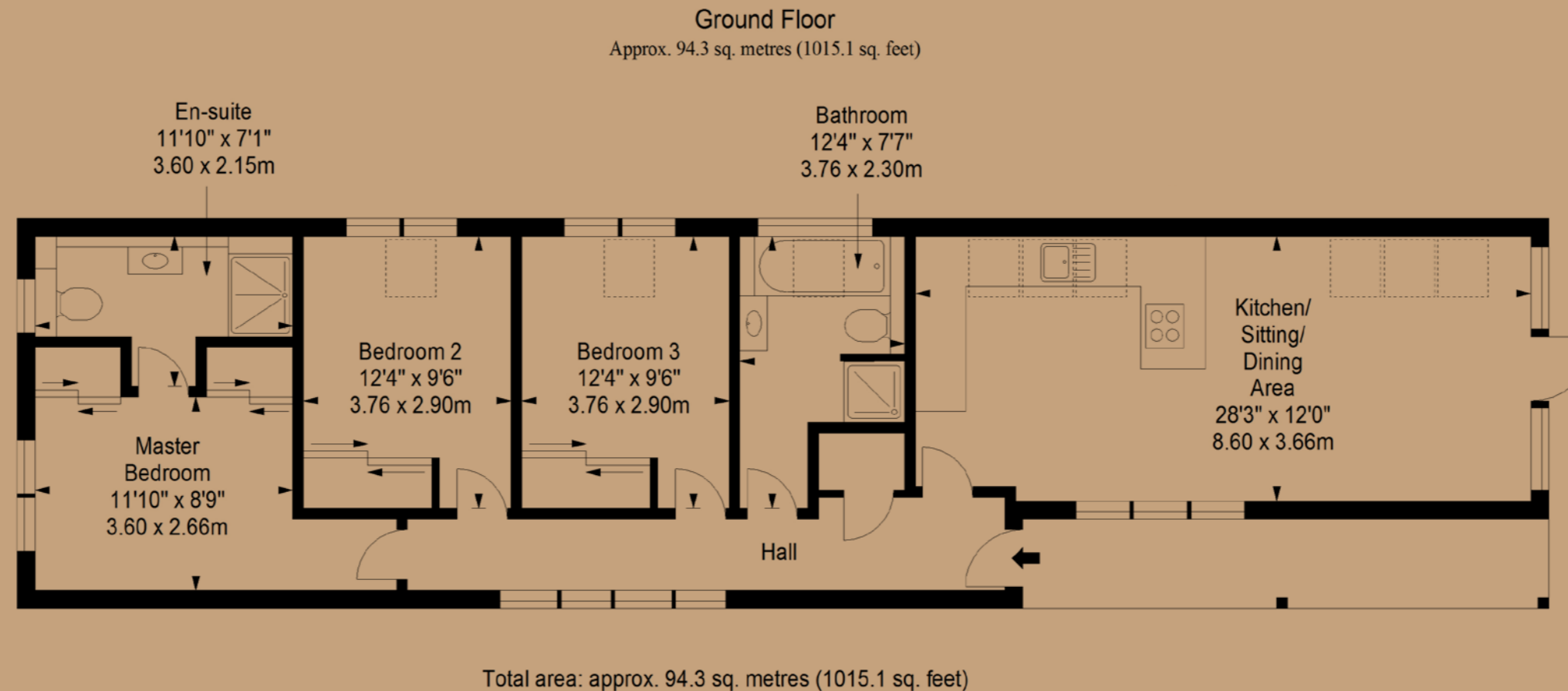


## HOUSE TYPE A

These deluxe properties  
are ideal for city  
professionals, families,  
first-time buyers and  
downsizers alike

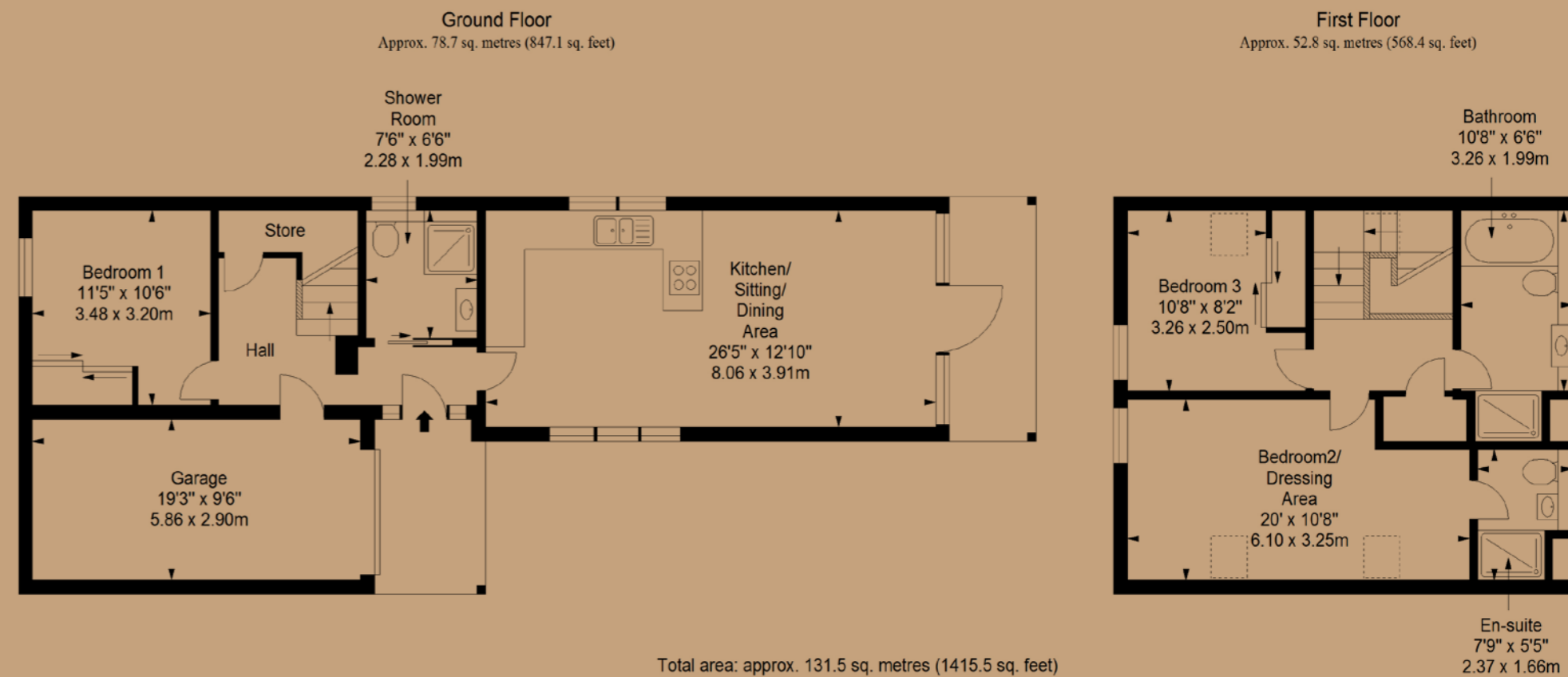
# HOUSE TYPE B

Spacious and light-filled accommodation, fitted with an abundance of glazing



# HOUSE TYPE C

Sociable open-plan living, a high-spec kitchen, multiple bathrooms, a large garden and an integral garage





## APARTMENTS

All of the apartments offer expansive accommodation, opening with a vestibule/entrance hall that leads into a desirable open-plan reception space, combining sitting and dining areas with a high-spec kitchen





## DUNDEE

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain.

A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer.



### A UNESCO CITY OF DESIGN

Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums and the architectural triumph of the newly opened V & A Dundee

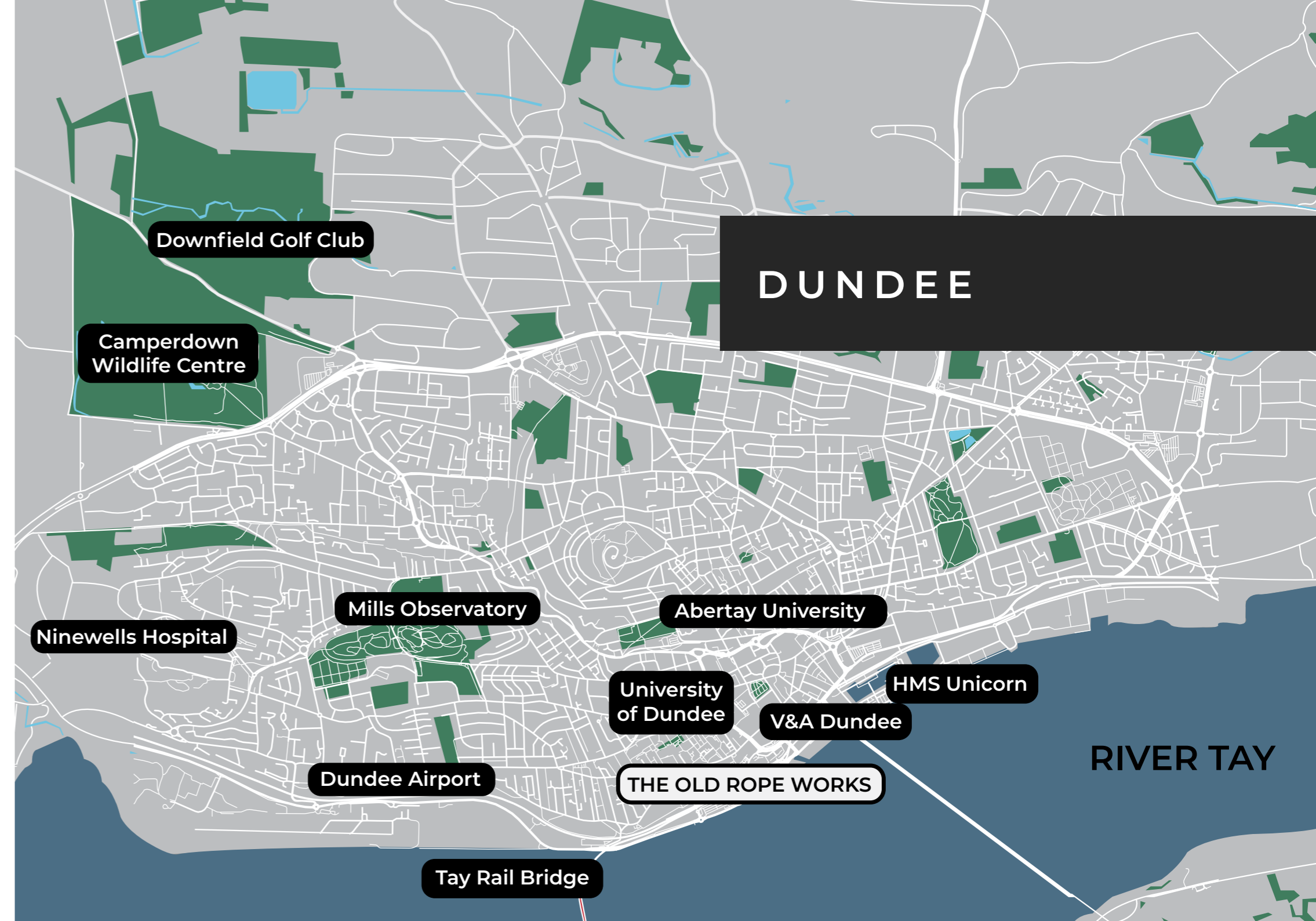




## DELIGHTFUL SHOPPING EXPERIENCE

Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets.

The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers regular flights to London Stanstead.



# Thorntons

The right way to move

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## **SPECIFICATION**

### HOUSE TYPES A, B & C

- Energy efficient designs with advanced insulation
- Energy efficient air source heat pump heating
- Double Glazing
- Choice of design from selected High Specification Kitchens
- Choice of luxury bathroom suite from selected manufacturer
- Choice of tiles from selected manufacturer
- Garages with power supplied, lighting and electric door (House Type C Only)
- Large Private Garden
- Private Parking for Two Cars
- Driveway laid with chips
- Downlighters in fitted in kitchen and bathrooms
- Sliding Built-in Wardrobe Doors
- White skirting and facing's with oak veneered doors and brushed chrome handles
- Electrical points and switches in brushed steel in kitchen
- Outside lights
- 10 year warranty

## **SPECIFICATION**

### APARTMENTS

- Energy efficient designs with advanced insulation
- Energy efficient air source heat pump
- Double Glazing
- Fire Sprinkler System
- Choice of design from selected High Specification Kitchens
- Choice of luxury bathroom suites from selected manufacturer
- Choice of tiles from selected manufacturer
- Well kept Communal Garden Grounds
- Private Residents Parking (one space per apartment)
- Downlighters in fitted in kitchen and bathrooms.
- Interior woodwork finished with oak doors and white skirtings/facings
- Sliding Built-in Wardrobe Doors
- Electrical points and switches in brushed steel in main rooms
- Outside lights
- 10 year warranty
- Factor to be confirmed

