



lindsays

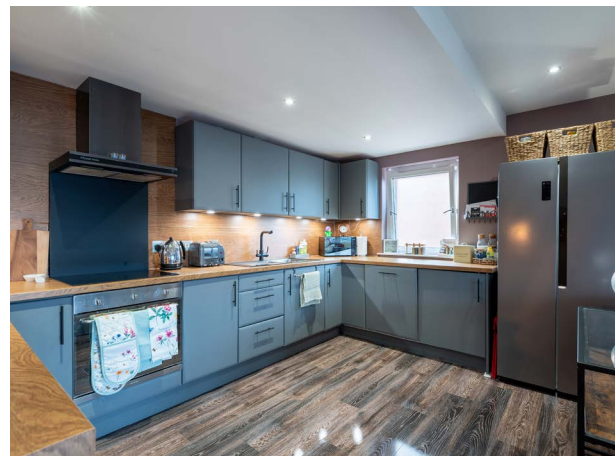
8A South Victoria Dock Road  
Dundee, DD1 3AL.

*"An impressive first floor apartment situated in the sought after City Quay"*

- Hallway
- Open Plan Lounge/Dining/Kitchen with Balcony
- Master Bedroom with En Suite Shower Room
- Further Double Bedroom
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Elevator Service
- Covered Residents Parking

EPC Rating Band D

**OFFERS OVER £195,000**





## Description

An excellent opportunity to purchase this superb first floor apartment which is located in the very popular City Quay area of Dundee and looks back over the harbour towards the Law Hill. In move in condition throughout and practical benefits include double glazing, electric heating, secure entry and lift service. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, oven, hob, dishwasher and washer dryer in the kitchen.

Entering the accommodation you will find the hub of the home is the superb open plan lounge/dining/kitchen which boasts a generous balcony looking over the harbour and ideal for watching the water activities or enjoying a glass of wine watching the sun go down. The master bedroom features fitted wardrobes and a modern en suite shower room. There is a further double bedroom and family bathroom with shower over the bath.

Externally this block has covered parking on the ground floor with each apartment having an allocated space. An elevator serves each floor and the building is accessed via a secure entry. Factor fees apply.

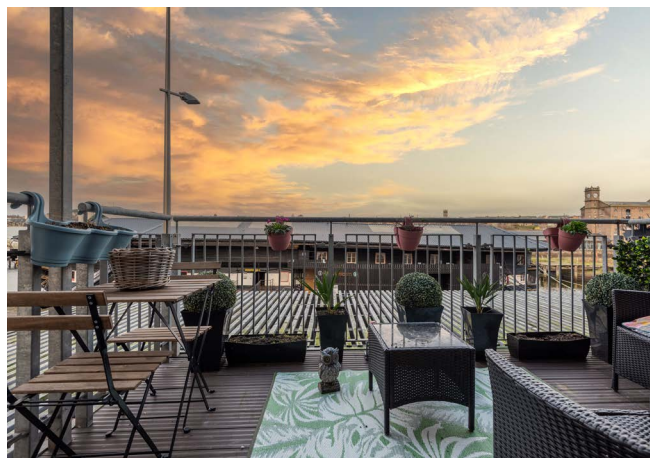
This is an excellent apartment for a variety of buyers both young and old and we highly recommend viewing.

## Area

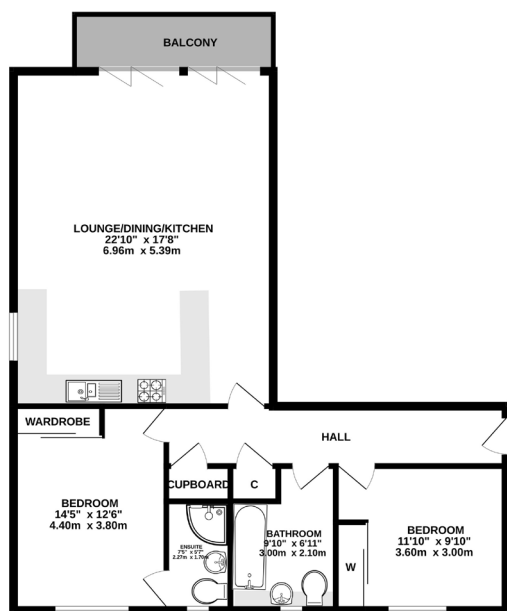
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee as to their operation or efficiency can be given.  
Made with Metaplan 12/04

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.