



**lindsays**

**33 Marine Parade**  
Dundee, DD1 3BN

*"A bright third floor two bedroom apartment with stunning river views in the popular City Quay"*

- Hallway
- Lounge with Juliet Balcony
- Kitchen
- Master Bedroom with En Suite Shower Room
- Further Double Bedroom
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Elevator Service
- Designated Parking Space

EPC Rating B

**FIXED PRICE £155,000**



## Description

An excellent opportunity to purchase a bright two bedroom apartment which is located on the Riverside in the very popular City Quay within walking distance of all local amenities. This lovely apartment is in move in condition and practical benefits include double glazing, secure entry, elevator service and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated hob, fridge freezer and free standing washing machine. It should be noted there is an intermittent problem with the hot water and the oven requires replacing.

The accommodation comprises a bright south facing lounge with Juliet Balcony which boasts fabulous views over the River Tay and beyond. Behind the lounge lies the kitchen with light filtered through a feature glass block panel. The master bedroom features fitted wardrobes with mirror doors and an en suite shower room. The guest bedroom also benefits from fitted wardrobes and the same fantastic river views. The family bathroom with shower over the bath completes the accommodation.

Externally the gardens are shared and managed as part of the factor fee. There is a designated parking space which comes with this flat. The Building is factored by Estates Property and monthly fees are payable.

This lovely flat with awesome views is ideal for a first time buyer or those coming to University given the proximity to the City Centre and all local amenities and viewing is highly recommended.

## Area

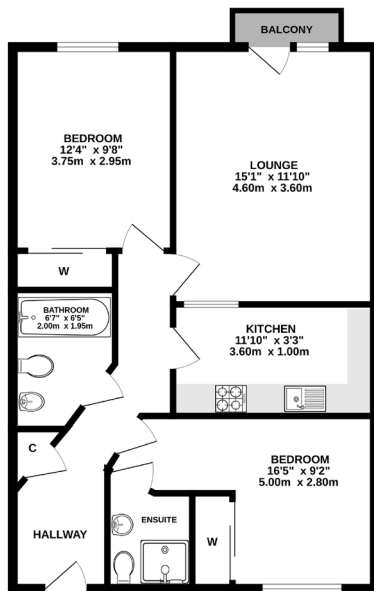
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



### 3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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, fixtures and appliances shown have not been tested and no guarantee, as to their availability or otherwise, can be given.  
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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.