

property@hodge



Flat D

24 Taylors Lane
Dundee
DD2 1AQ

Offers over
£260,000



This top floor apartment is situated in the west end of Dundee with beautiful views of the Tay railway bridge and Fife across the water. This apartment block only has four flats within it and has the extra benefit of a lift. Please note there are 2 steps from the lift to the apartment. Parking is convenient with a private parking space and a single garage located at the entrance to the property. The town centre is just a 10-minute walk away including the train station making this the ideal base for commuters. Perth Road is accessible from Taylors Lane by foot and gives access to the many cafes and shops.

The accommodation comprises: entrance hall, lounge, kitchen, dining area, two bedrooms one of which is en-suite, and a bathroom. The property benefits from gas central heating, double glazing and a secure entry system.

Lounge 5.94m x 4.02m (19'6" x 13'2")

A large bright room with patio doors to the river facing balcony and dual windows to the front.



Kitchen 3.53m x 2.76m (11'7" x 9'1")

Fitted with a good selection of cream base and wall units, a gas hob with an overhead extractor, electric eye level oven, integrated washing machine, dishwasher and fridge and freezer. Rear facing window, sliding door to the hall.

Bedroom One 4.01m x 2.99m (13'2" x 9'10")

A generously sized bedroom with a front facing window, double fitted wardrobes. Door to the en-suite.

En Suite 3.01m x 1.42m (9'11" x 4'8")

Fitted with W.C, bidet, recessed wash hand basin in a vanity unit with storage beneath. Shower enclosure with a mains operated shower. Heated lamps, heated towel rail and side facing window.

Bedroom Two 3.01m x 2.88m (9'11" x 9'5")

A well-proportioned room with rear facing window and double fitted wardrobes.

Bathroom 2.04m x 1.66m (6'8" x 5'5")

Half height tiled bathroom fitted with a white W.C wash hand basin and bath with overhead electric shower. Heated towel rail and rear facing window.



- 2 Bedrooms (1 E/Suite)
- Allocated Parking Space
- Balcony with Beautiful Views
- Bathroom
- Close to public transport
- Communal Garden
- Garage
- Dining Area
- EPC Rating C
- Council Tax Band F

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Directions: On entering Dundee on Riverside Drive follow the road along past Barnetts garage and take the next road on the left onto Riverside Approach. Continue until the end junction and turn left onto Magdalen Yard Road. Follow the road and Taylors Lane is the third road on the right. The property can be identified by our for-sale board on the balcony.

**Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.**



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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