



lindsays

21L Marine Parade Walk
Dundee, DD1 3AU

*"An attractive third floor apartment
boasting wonderful river views"*

- 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
- Undercover Parking
- Elevator Service

EPC Rating C

OFFERS OVER £205,000



Description

An excellent opportunity to purchase this third floor apartment which is ideally located in the popular City Quay area of Dundee and boasts panoramic river views from the lounge and both bedrooms of the River Tay and beyond.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher, fridge freezer and freestanding washer dryer in the kitchen. Practical benefits include double glazing, electric heating, elevator service and covered parking.

The accommodation comprises a bright open plan lounge/dining/kitchen with balcony providing fantastic river views. The master bedroom benefits from an en suite shower room and fitted wardrobes. There is a further double bedroom also with fitted wardrobes and the stylish family bathroom with shower over the bath.

The furniture may be available if required. Factor fees are payable.

Viewing is highly recommended to view this exceptional apartment.

Area

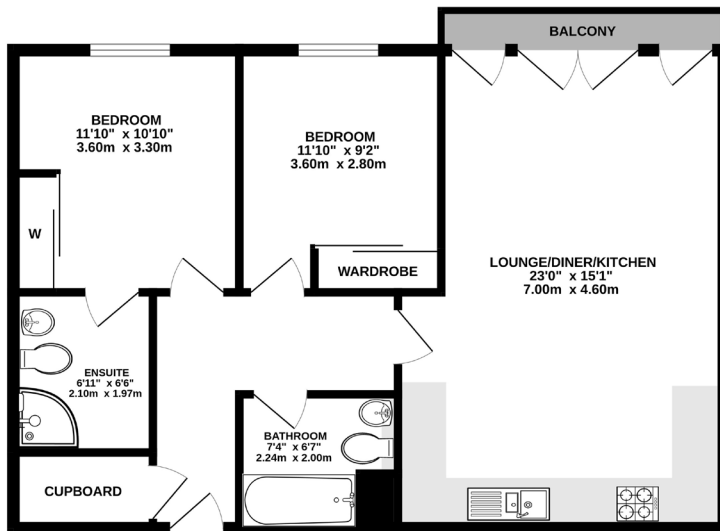
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.