

Offers Over £200,000

Blackadders








1/R, 103 Magdalen Yard Road,  
Dundee, DD2 1BB

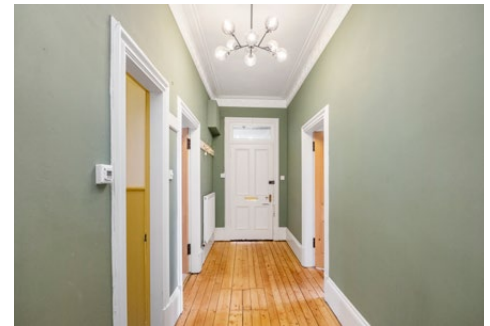
[blackadders.co.uk](http://blackadders.co.uk)





- First Floor Flat
- 2 Bedrooms
- Period Features
- Enviaible Location
- Shower Room
- Shared Garden
- Living/Dining Room
- Gas Central Heating
- Kitchen
- Double Glazing

	2
	1
	1
	C
	D

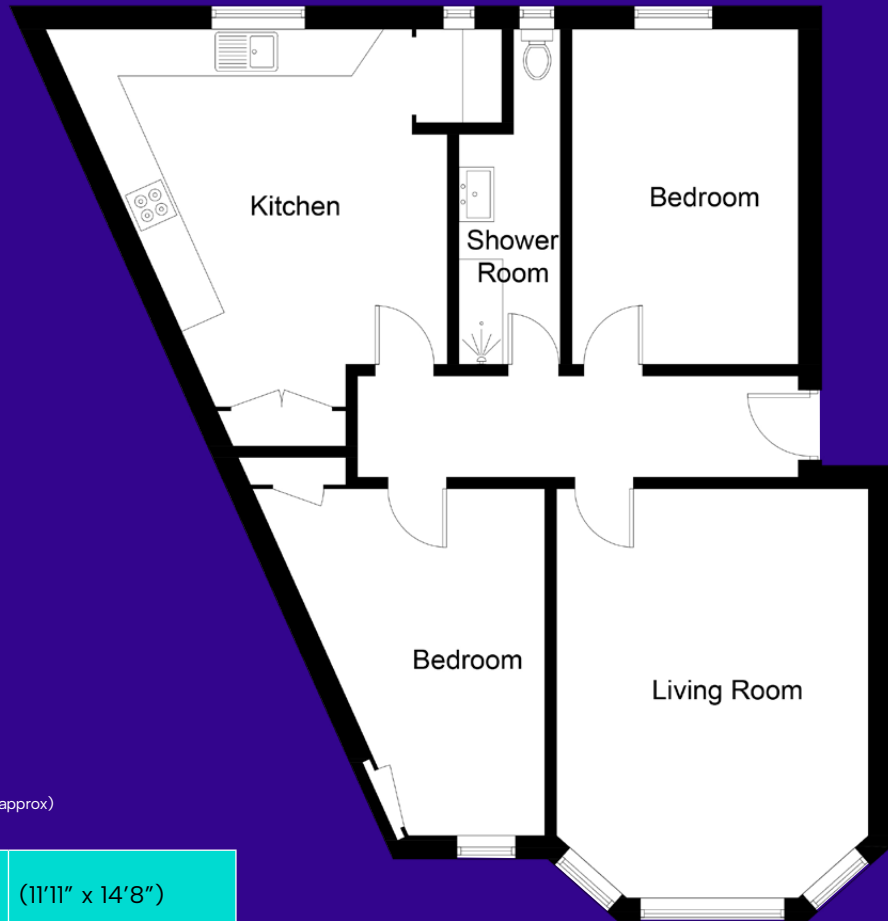


A spacious first floor flat offering superb views across Magdalen Green and on to the River Tay. The property is found in an enviable location, ideally positioned for access the range of amenities Dundee's west end has to offer including bars, restaurants and cafés. Ninewells Hospital, the University campuses and the city centre are also all within easy reach. Rail and bus transport connections can be found in the city centre. Schooling at primary and secondary levels can be found within easy reach.

The subjects have retained many period features including ornate corning and high ceilings while benefiting from double glazing and gas central heating. All accommodation is accessed by a spacious entrance hall. The generous living/dining room is lit by a south facing bay window which looks out to Magdalen Green and the River Tay beyond. The spacious kitchen has a range of fitted units, a deep storage cupboard and utility cupboard. Two bedrooms are accessed from the hall with one offering further River views. The modern shower room has a contemporary suite comprising toilet, wash hand basin and shower unit. A shared garden is located to the rear.



Ground Floor



## Accommodation (measurements are approx)

Living/Dining Room	3.63m x 4.48m	(11'11" x 14'8")
Kitchen	3.70m x 4.24m	(12'2" x 13'11") at widest points.
Bedroom	3.80m x 4.50m	(12'6" x 14'9") at widest points.
Bedroom	3.74m x 3.98m	(12'3" x 13'1")
Shower Room	1.41m x 4.26m	(4'8" x 14'0")





Contains Ordnance Survey data © Crown copyright and database 2022



### Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

[property@blackadders.co.uk](mailto:property@blackadders.co.uk)