



lindsays

First Floor, 28 Patons Lane,
Dundee, DD2 1BU

"A superb first floor main door apartment offering fabulous views of Magdalen Green and the River Tay"

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Shared Garden
- Garage

EPC Rating D

OFFERS OVER £155,000



Description

A unique opportunity to purchase this extraordinary first floor main door apartment which forms part of a magnificent converted mansion house in the heart of the vibrant West End of Dundee.

The property is "B" Listed and the apartment was part of an extension originally the billiard room in the mansion and designed by Charles & Leslie Ower. This fabulous apartment boasts many period features including stained glass windows, carved wooden fireplaces and ornate ceilings. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the kitchen appliances. (There is no warranty given on the appliances which may not be in working order).

Entering the apartment through its own door you will immediately be impressed by the hallway leading up to the accommodation on the first floor with its oak panelling, high ceilings with coving and beautiful stained glass window. The fabulous lounge / dining room boasts an amazing south facing wide bay window with stained glass panes at the top which looks out over Magdalen Green and to the River Tay and a further west facing window provides extra light. The beautiful wood fire surround with tiled inset and decorative panelling is a further focal point in the room. Behind the lounge you will find the comfortable double bedroom also featuring the oak panelling and ceiling, magnificent fireplace and feature round stained glass window. At the rear of the apartment lies a compact galley style kitchen looking out to the shared rear garden and the bathroom with shower over the bath and stain glass window. There is a useful store with plumbing for a washing machine inside the front door.

Externally at the rear of the building lies a generous shared garden space laid mainly with lawn and seating areas. There is a garage pertaining to this flat which is ideal for parking or storage. There is no access to the front garden or driveway.

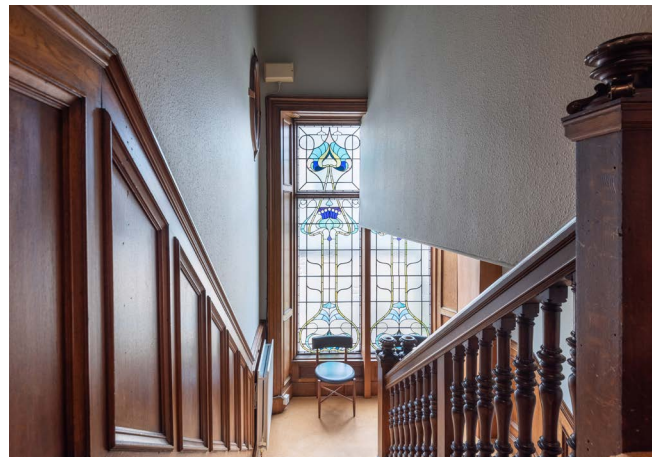
This impressive apartment and aspect can only be fully appreciated by viewing which is highly recommended.

Area

Patons Lane is situated in the heart of the vibrant West End of Dundee on the edge of the iconic Magdalen Green. It is within walking distance of Dundee City Centre, University and the eclectic mix of shops and cafes to be found on the Perth Road. 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.

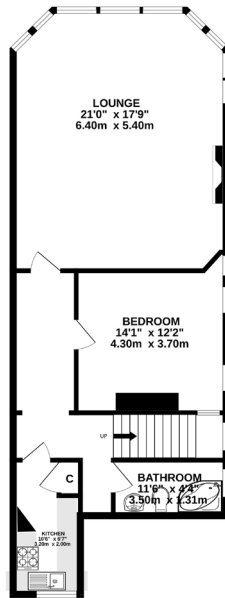
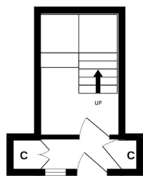
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 structure, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix 10/2018

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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.