



lindsays

438 Riverside Drive,
Dundee, DD1 4XB

" A superb fifth floor waterfront executive apartment within close proximity of Dundee City Centre and boasting magnificent ever changing views of the River.

- Entrance Hallway
- Open Plan Lounge/Dining/Kitchen
- Sheltered South Facing Balcony
- Master Bedroom with Fully Tiled En Suite Shower Room
- Further Double Bedroom
- Fully Tiled Family Bathroom
- Double Glazing - Energy Efficient & Noise Pollution Reducing
- Underfloor Electric Heating & Vent - Axia Air Filtration and Temperature Control System
- Elevator Service
- Video Security Entry System
- Undercover Resident Specific Parking
- Full EWS1 Fire Safety Inspected and Approved
- Some Furniture and Fittings may be Included in the Sale

EPC Rating B

OFFERS OVER £280,000



Description

Lindsays are delighted to bring to the market this impressive, fifth floor executive apartment which is located on the prestigious waterfront development just a few minutes walk from Dundee City Centre and railway station. This tastefully presented apartment boasts fabulous and uninterrupted views over the River Tay and beyond from both the living space and bedrooms. The apartment has been finished to exceptionally high standards throughout and practical benefits include double glazing, electric underfloor heating, air filter system and elevator service. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated Neff oven, hob, microwave, dishwasher, washer dryer, fridge and freezer in the kitchen. Other items of furniture may be included by separate negotiation with the seller. The blinds in the lounge are remotely controlled and electric.

Entering the accommodation you will be immediately impressed with the unrivalled outlook and ever changing view over the river from the open plan living area and secluded balcony. The airy open plan lounge/dining/kitchen is flooded with natural light through the south facing patio doors which also brings warmth into the home. The balcony is sheltered on both sides and can therefore be used at all times of the year. The kitchen space offers ample contemporary floor and wall units.

Moving through the property the delightful south facing master bedroom benefits from a stylish fully tiled en suite shower room and excellent fitted wardrobes. There is a further south facing double bedroom with fitted wardrobes currently used as a dining room and the fully tiled family bathroom with shower over the bath. Other attributes include down lighters in all rooms, USB ports in all rooms with the exception of the bathrooms, high speed hyperoptics internet, individual thermostats in all rooms.

The apartment has a designated parking space underneath the block.

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

Area

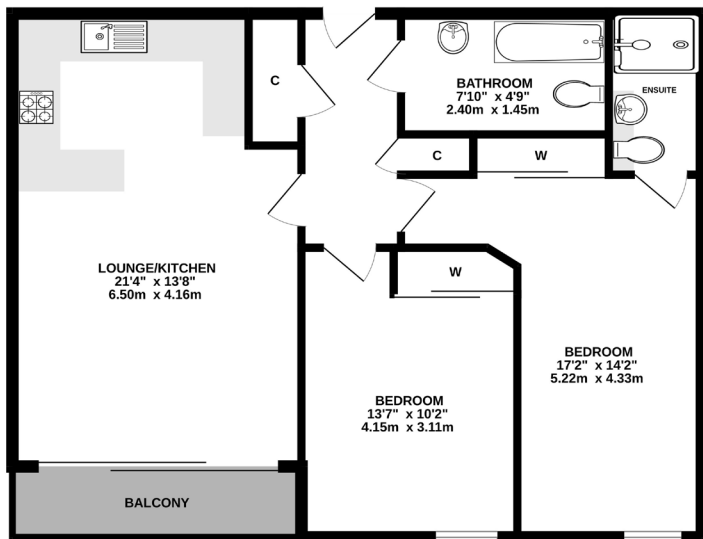
The Waterfront Apartments are ideally located along Riverside Drive on the edge of the River Tay looking over to Fife. A Tesco superstore is located next to the properties and the railway station just a few minutes walk. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north 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

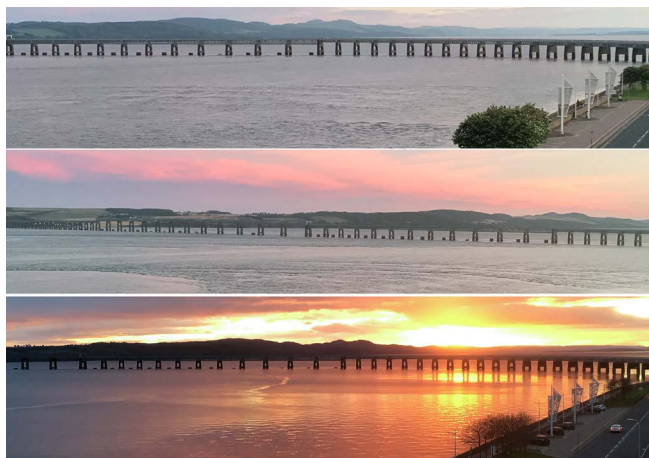
By appointment through Lindsays on 01382 802050



5TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or reliability 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.