



**lindsays**

**21 Gourlay Yard**  
Dundee, DD1 3BR

*"A modern two bedroom second floor apartment boasting panoramic river views"*

- Hallway
- Open Plan Lounge/Dining/Kitchen with Balcony
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Elevator Service
- Undercover Parking

EPC Rating B

**OFFERS OVER £210,000**



## Description

Located on the waterfront in the very popular City Quay Development this spacious apartment offers fabulous uninterrupted views over the river Tay and beyond.

This lovely apartment is in move in condition and practical benefits include double glazing, electric heating, secure entry and elevator service. Included in the sale are all carpets, floorcoverings including cushioned teak flooring in the hallway, living room and kitchen, blinds where fitted along with the integrated oven, hob, dishwasher, fridge and freezer in the kitchen and newly replaced washing machine in hall cupboard.

The accommodation comprises a bright, south facing open plan lounge/dining/kitchen featuring a balcony ideal for enjoying the panoramic views, master bedroom with en suite shower room and fitted wardrobes, further double bedroom also benefitting from fitted wardrobes and the family bathroom with shower over the bath. Externally there is an undercover parking space designated to this property. Factor Fees apply.

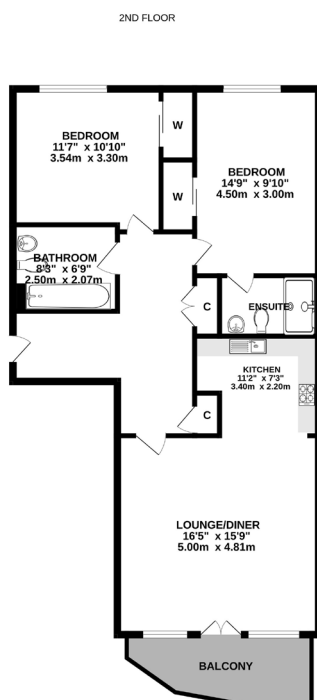
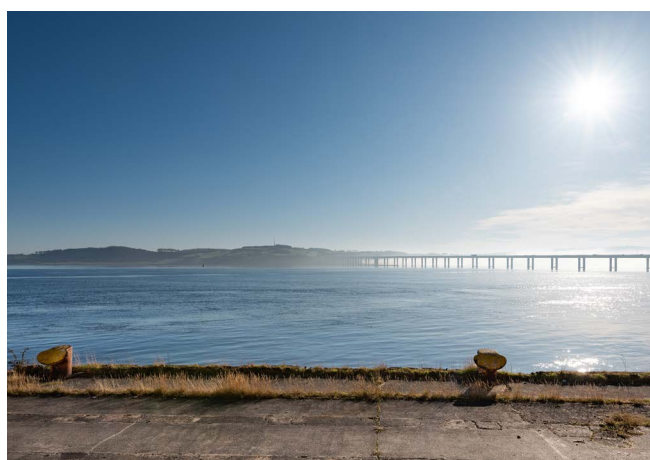
This ideal apartment located in the centre of Dundee just minutes from the V & A is ideal for a variety of buyers and viewing is strongly recommended.

## 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 with Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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**T:** 01382 802050 **E:** [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) **W:** [property.lindsays.co.uk](http://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.