



lindsays

20 Vernonholme, Riverside Drive,
Dundee, DD2 1QJ

*"A superb second floor apartment
in the prestigious Vernonholme
Development"*

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- Master Bedroom with En Suite Shower Room
- Further Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry
- Designated Parking Space
- Beautiful Shared Landscaped Gardens

EPC Rating C

OFFERS OVER £240,000



Description

A bright and beautifully presented second floor apartment located in the "Garden Block" and forming part of the select Vernonholme estate which is situated in a prime position adjacent to the idyllic Botanic Gardens in the prestigious West End of Dundee.

This lovely apartment is in immaculate condition throughout and practical benefits include double glazing, gas central heating, secure entry and an allocated parking space. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, washing machine, dishwasher and fridge freezer in the kitchen. Entering the accommodation through the vestibule you will be immediately drawn to the bright lounge featuring high ceilings with recessed lighting and floor to ceiling picture windows to make the most of the fabulous views across the gardens to the River Tay and beyond. There is a generous kitchen/diner with a bespoke granite breakfast bar and ample room for a table and chairs. The delightful master bedroom boasts fitted wardrobes with mirror doors and a contemporary en suite shower room. There is a further double bedroom also with fitted wardrobes and the family bathroom with shower over the bath. There is a partially floored attic with retractable ladder.

The apartment is situated in the garden block on a private estate with substantial landscaped gardens. There is a private parking space pertaining to this apartment and various visitors spaces. The external bin and bike stores are shared with others and factor fees apply.

This superb apartment and grounds, which are within walking distance of Ninewells Hospital, can only be fully appreciated by viewing which is highly recommended.

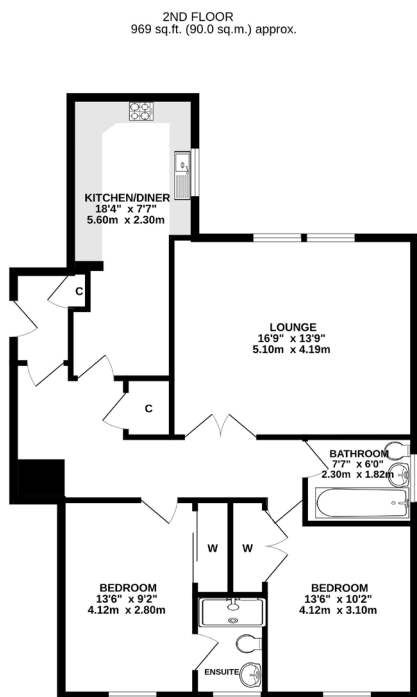
Monthly factor fee. Managed by Newton Property Factors.

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



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and appliances shown have not been tested and no guarantee as to their availability or otherwise 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.