



lindsays

1/2 53 Magdalen Yard Road
Dundee, DD1 4LQ



Description

A unique opportunity to purchase a fabulous first and upper floor apartment forming part of a magnificent “B” Listed period style villa boasting lovely views over the iconic Magdalen Green and River Tay. This fabulous apartment and building boast many impressive period style features including ornate ceilings in the main building vestibule and stairwell, stained glass window and this apartment boasts a fabulous roof top cupola room with a terrace at either side to enjoy the beautiful views and sunsets. Practical benefits include being mainly double glazed and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and dishwasher and American style fridge freezer.

On entering the apartment on the first floor you will find a comfortable south facing lounge with coving and a gas fireplace. The kitchen has been upgraded with sleek dark grey floor and wall units. There is a cosy formal dining room with superb period drinks cupboard ideal for hosting dinner parties. The family bathroom completes the first floor accommodation. Moving to the upper floor you will find a spacious landing which could be used as home office space looking out over the green. There is a large principle bedroom with ensuite shower room and two further bedrooms all offering differing aspects of the surrounding area up to the Law Hill and down the Tay.

A stairwell then takes you up to the roof top where you will be blown away with the fabulous octagonal cupola with original flooring and TV point. From here you can enjoy the sunsets and views from miles around while relaxing either inside or on the two rooftop terraces.

Externally at the front of the property lies a shared driveway and garden with ample parking for all. At the rear of the building lies a further shared garden laid with lawn.

This amazing home can only be fully appreciated by viewing which is strongly recommended.

- Hallway
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Primary Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Octagonal Rooftop Cupola & Terrace
- Mixed Glazing
- Gas Central Heating
- Shared Gardens and Driveway

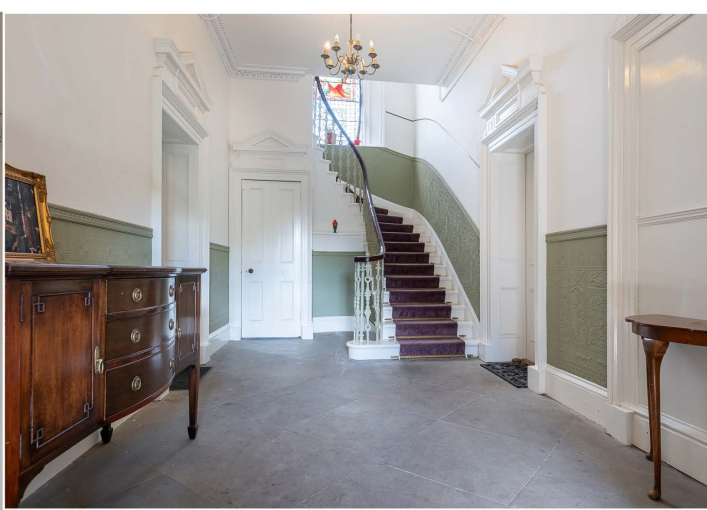
EPC Rating C

OFFERS OVER £315,000



*"A unique period style apartment
in the vibrant West End with a
fabulous roof top cupola"*





Area

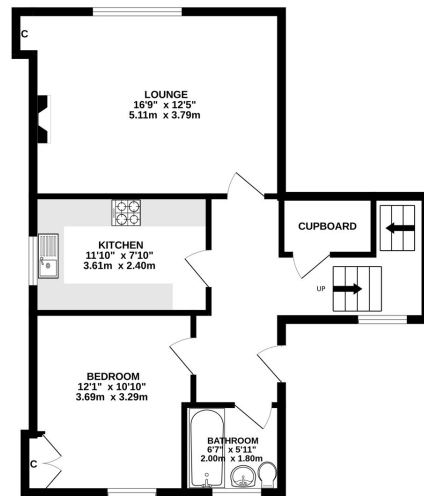
Magdalen Yard Road is located in the vibrant West End of Dundee and close to all local amenities. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now 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

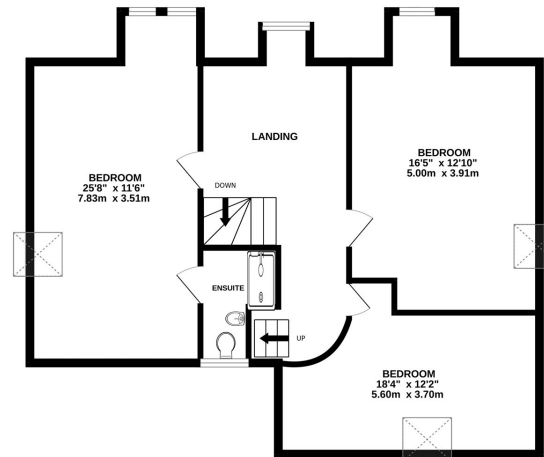
By appointment through Lindsays on 01382 802050



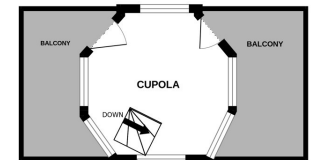
1ST FLOOR



2ND FLOOR



3RD 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency 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.