



**lindsays**

10J South Victoria Dock Road,  
Dundee, DD1 3AL

*"A spacious, well-maintained 3rd floor apartment with city and river views"*

- Entrance Hall
- Open Plan Lounge/Dining/Kitchen
- Primary Bedroom with En Suite Shower Room
- Second Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Garage Parking

EPC Rating C

**OFFERS OVER £190,000**





## Description

A great opportunity to purchase this third-floor apartment located in the sought after City Quay area of Dundee and enjoys superb views overlooking the harbour and beyond to the front and river views from the rear. This lovely apartment is in move in condition throughout, having just been completely redecorated and new flooring laid throughout. Practical benefits include double glazing, electric heating, secure entry and lift. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge/freezer, dishwasher, washer dryer and oven, hob and extractor hood in the kitchen. Outside the apartment benefits from a designated parking space in the garage. A property management fee applies of around £130 per month.

The modern living accommodation comprises an open plan lounge/dining/kitchen with doors to the balcony which captivates views of the harbour and city. Master bedroom with en suite shower room and fitted wardrobes, further double bedroom and family bathroom with shower over the bath.

This property is likely to be popular and early viewing is recommended.

## Area

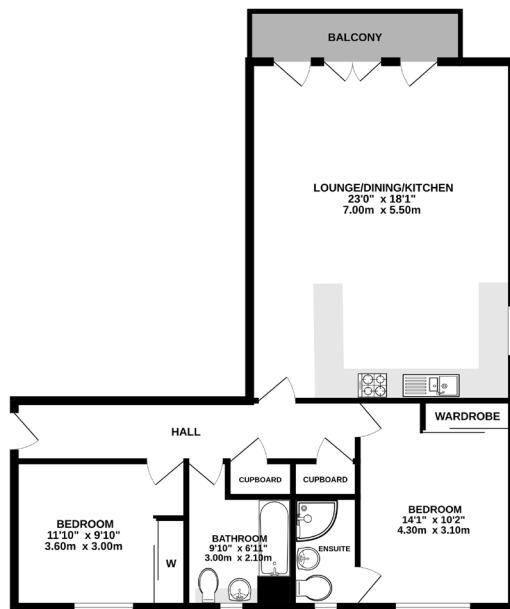
South Victoria Dock Road is located on the edge of the river in City Quay just a few minutes' walk to the vibrant city centre and V & A Museum. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one 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](mailto:dundeeproperty@lindsays.co.uk)



2ND FLOOR



Whilst every effort 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances 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.