



Thorntons 
The right way to move

49 Gourlay Yard Dundee

DD1 3BR





Summary

This two-bedroom, two-bathroom apartment is desirably located along the harbourfront in the heart of Dundee. Its large south-facing living/dining space, which is open to a stylish integrated kitchen, offers spectacular river views towards the Tay Bridge. The property lies on the first floor of a modern lift-serviced development offering its residents access to shared gardens and convenient on-site parking. The interiors boast useful storage and a tasteful neutral finish, which is easily personalised. It will be a highly appealing option for professionals, downsizers, and investors.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

Factor: The factor is £129.50 per month, managed by Estate Property Management.

Features

- Central waterside setting with open river views
- Modern lift-serviced development
- First-floor flat with airy neutral interiors
- Entrance hall with storage and secure entry system
- Sunny river-facing living/dining room, open to:
- Stylish integrated kitchen
- Two double bedrooms with mirrored wardrobes
- Shower room in principal suite
- Bathroom with shower-over-bath
- Residents' parking and shared gardens
- Electric heating and double-glazing



"The airy neutral interiors feature two double bedrooms, two bathrooms, and a sunny and spacious reception area open to an integrated kitchen."







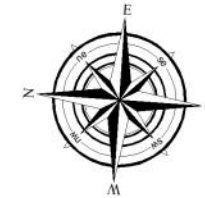
"The centrally-located apartment benefits from private parking and a south-facing position with uninterrupted river views."



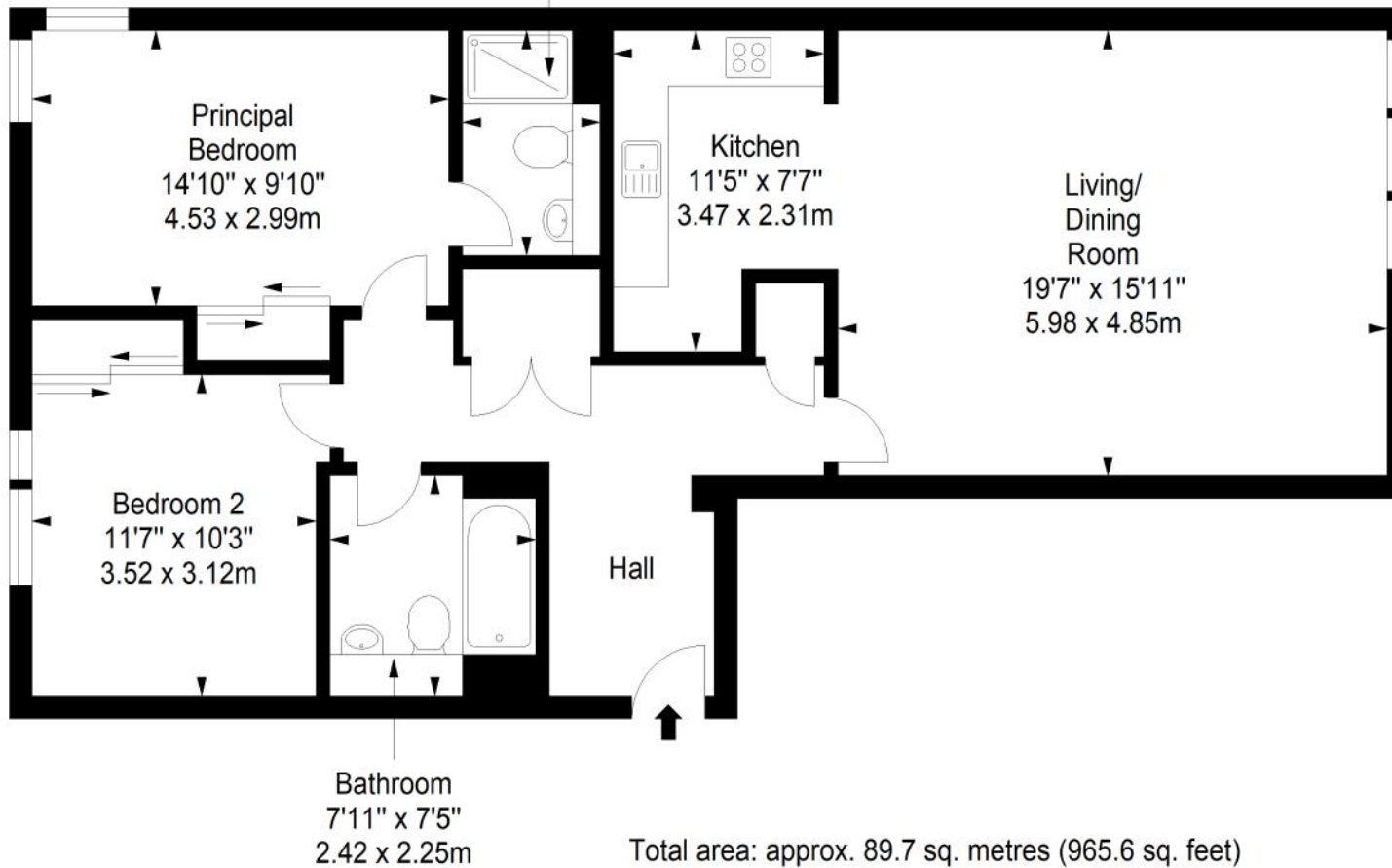
Floorplan

First Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



En-suite
8'0" x 4'10"
2.44 x 1.48m





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