







Flat G, 17
Shepherd's Loan,

Dundee, Angus, DD2 1AW

 1	 3
 1	 EPC C



Summary

Forming part of a sought-after development in Dundee, within strolling distance of the city centre, this sunny top-floor flat boasts spacious accommodation with a contemporary finish and stunning views of the River Tay. The home features a large, double-aspect, open-plan kitchen and living/dining area with a sunny aspect, two west-facing double bedrooms with built-in mirrored wardrobes and a versatile third bedroom with a south-facing window. Completing the accommodation is a modern shower room. Externally, the property benefits from well-kept grounds and on-street parking.

Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances are included in the sale, whilst all furniture is available via separate negotiation.

Features

- Sunny top-floor flat in Dundee
- Exclusive modern development
- Within walking distance of the city centre
- Stunning canopy river views
- Secure entry phone system
- Entrance hall with storage
- Sun-facing dual-aspect living/dining/kitchen
- Two west-facing double bedrooms
- Versatile sunny third bedroom
- Modern shower room
- Communal garden grounds
- On-street parking
- Self-closing fire doors and interlinked fire alarms throughout
- Electric heating and double glazing



“A sunny double-aspect open-plan living and dining kitchen fitted with stylish cabinetry, quality worktops and handy downlighters.”







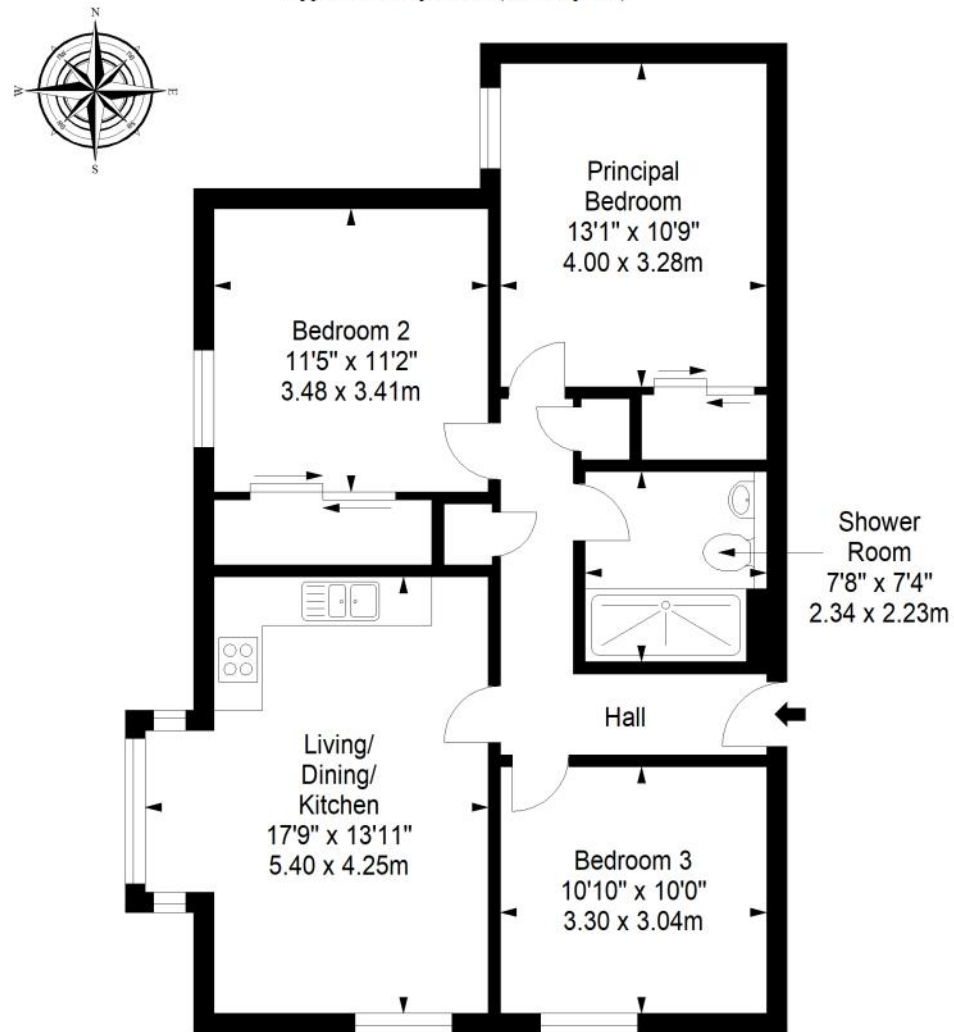
“Set within walking distance of the city centre, this top-floor flat also enjoys easy access to a wealth of amenities, shops, commuter links and green spaces.”



Floorplan

Third Floor

Approx. 75.8 sq. metres (815.9 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland