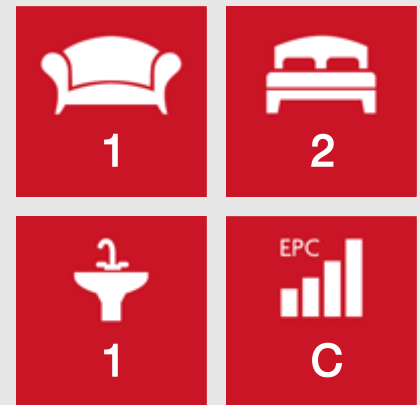




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Flat 3, 22 Castle Street,  
Dundee DD1 3AF







## Summary

Quiet, First-floor apartment within attractive recently converted chapel located within the heart of Dundee City Centre, close to Caird Hall, rail station and waterfront. Comprises: spacious hallway, spacious open plan lounge/kitchen/dining, bathroom with Porcelanosa white three-piece suite with shower over bath, and two good sized double bedrooms. The comprehensive list of attributes includes a secure video entry system, highly efficient wet electric central heating, double glazing, fully fitted modern German kitchen with integrated combi microwave, fan oven, glass ceramic hob, stainless steel extractor hood, fridge/freezer, washer/dryer, dishwasher and ample storage facilities.

## Features

- Quiet Rear First Floor Apartment overlooking St Paul's Cathedral
- City Centre Location close to amenities
- Open Plan Lounge/Kitchen/Dining
- 2 Large Double Bedrooms
- Part-tiled Bathroom with bath and shower over
- Secure Video Entry System
- Wet Electric Central Heating & DG. EPC C

## Room Measurements

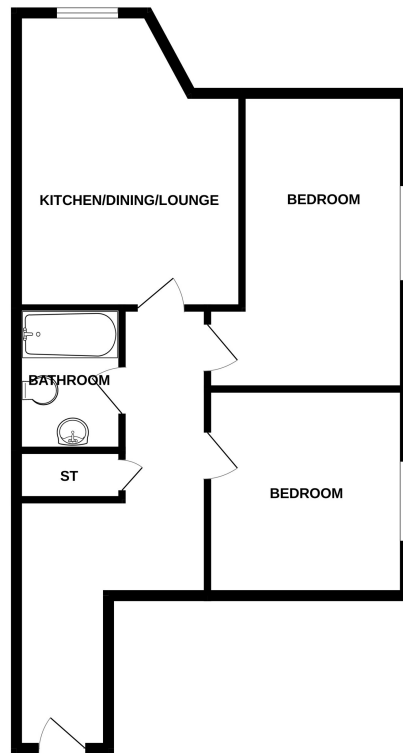
Lounge/Kitchen	12'8" x 19'2"	(3.86m x 5.84m)
Bedroom 1	8'6" x 16'7"	(2.59m x 5.05m)
Bedroom 2	10'6" x 12'1"	(3.20m x 3.68m)
Bathroom	6'4" x 7'8"	(1.93m x 2.34m)





# Floorplan

SECOND FLOOR



While 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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