



lindsays

G1 57 Magdalen Yard Road
Dundee, DD1 4LQ

"A superb ground floor apartment offering fabulous views over Magdalen Green and the River Tay"





Description

A rare opportunity to purchase this impressive ground floor apartment which forms part of a magnificent former mansion house in the heart of the vibrant West End of Dundee. The property is "B" Listed and the mansion designed originally by Charles & Leslie Ower. This fabulous apartment boasts many period features including ornate coving, beautiful bay window and the stunning bookcase in the lounge. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, gas hob and freestanding dishwasher in the kitchen. The plant in the lounge will also remain with the property. Practical benefits include double glazing, gas central heating and a secure entry.

On entering the apartment through the impressive main entrance you will be blown away by the elegant south facing lounge boasting a lovely bay window looking out over Magdalen Green and the River Tay. This room was the original library and features the amazing period bookshelves. At the rear of the apartment you will find the contemporary kitchen diner with ample floor and wall units and room for a table and chairs. The main bedroom lies at the front and features a bay window, original shutters and coving. A further double bedroom at the rear features a stained glass window and has access to the Jack and Jill Shower room which is also accessed from the hallway. A single bedroom which could be used as a home office, family bathroom and utility store completes the accommodation.

Externally at the rear of the building lies a generous shared garden space laid mainly with lawn and seating areas. There is a garage pertaining to this flat which is ideal for parking or storage. At the front of the building lies a shared driveway which provides excellent off street parking. This beautiful apartment and aspect can only be fully appreciated by viewing which is highly recommended.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk

- Hallway
- Lounge/Dining Room
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Jack & Jill Shower Room
- Utility Store
- Gas Central Heating
- Shared Gardens and Driveway
- Garage

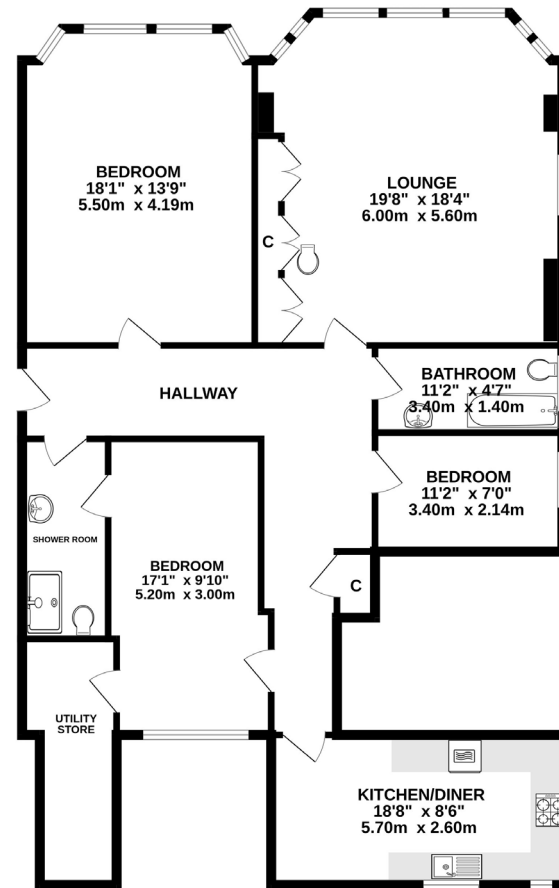
EPC Rating D

OFFERS OVER £300,000





GROUND 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.