



**lindsays**

23 Vernonholme, Riverside Drive,  
Dundee, DD2 1QJ

*" A rarely available ground floor, main door apartment in the prestigious Vernonholme development beside the botanical gardens"*

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Principal Bedroom with En Suite Shower Room
- Further Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- 2 West Facing Patio Areas
- Designated Parking Space
- Beautiful Shared Landscaped Gardens

EPC Rating C

**OFFERS OVER £270,000**



## Description

A bright and beautifully presented ground floor, main door apartment located in the "Tay Block" and forming part of the select Vernonholme estate which is situated in a prime position adjacent to the idyllic Botanic Gardens in the prestigious West End of Dundee. This lovely apartment is in immaculate condition throughout and practical attributes include double glazing, gas central heating, large hall storage cupboard and an allocated parking space. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, washing machine, dishwasher, fridge and freezer in the kitchen. Entering the accommodation through the main door you will be immediately drawn to the bright open plan Lounge/Dining/Kitchen which is flooded with natural light from the west facing French Doors giving access to a paved patio and making the most of the fabulous views across the gardens and to the River Tay. The kitchen space offers contemporary living with a breakfast bar and ample floor and wall units.

The delightful principal bedroom features fitted wardrobes with mirror doors and a newly replaced en suite shower room. This room also boasts French doors opening onto a second west facing patio with river views ideal for enjoying an evening glass of wine. There is a further double bedroom also with fitted wardrobes and the newly replaced bathroom with shower over the bath.

The apartment is situated in the Tay block on a private estate within substantial landscaped gardens. There is a private parking space pertaining to this apartment and various visitors spaces. The external bin and bike stores are shared with others.

This unique apartment and grounds, which are within walking distance of Ninewells Hospital, can only be fully appreciated by viewing which is highly recommended.

The Estate is managed by Newton Property and factors fees of around £80 per month apply.

## Area

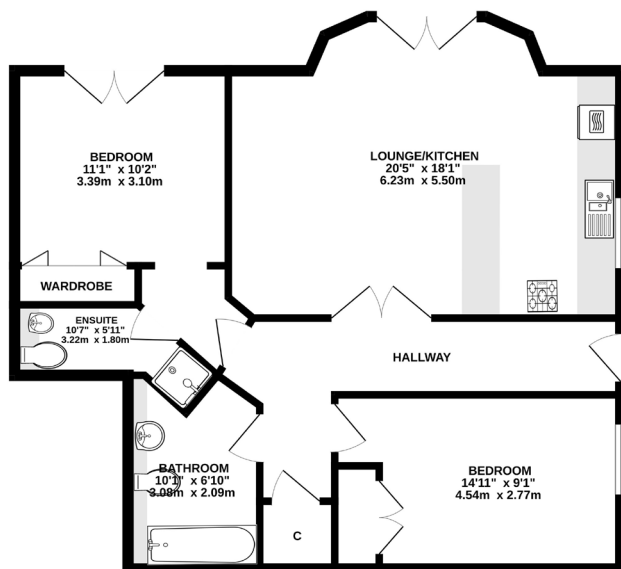
Vernonholme is located in the vibrant West End of Dundee. Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth 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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency on the date.  
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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.