



lindsays

**45 Gourlay Yard,
Dundee, DD1 3BR**

"An immaculate, spacious, penthouse apartment with city and river views"

- Entrance Hall
- Open Plan Lounge/Dining/Kitchen
- Two Bedrooms with En Suite Shower Rooms
- Third Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Garage; Parking

EPC Rating C

OFFERS OVER £275,000



Description

An excellent opportunity to purchase this immaculate, spacious penthouse apartment located within the very popular City Quay Development on the waterfront within walking distance of Dundee City Centre and all local attractions including the V & A Museum.

This apartment is in move in condition, having been exceptionally well maintained by the current owners and enjoys stunning uninterrupted views of the River Tay. Practical benefits include double glazing, electric heating and a secure entry system. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated kitchen appliances as detailed.

The accommodation comprises a welcoming entrance hall with utility cupboard with plumbing for a washing machine. The generous open plan lounge/dining/kitchen with balcony boasts panoramic river views. The kitchen area benefits from an integrated hob, double oven, extractor hood, fridge, freezer and dishwasher. There is a useful breakfast bar and space for a dining table and chairs if required. The principal bedroom benefits from fitted wardrobes and an en suite bathroom and balcony, which is a delightful place to relax and watch the river go by. There are two further double bedrooms, both with fitted wardrobes and one which benefits from an en-suite shower room, and the bathroom. Outside there is private parking close to the property and a private garage.

Properties of this size and standard rarely come to market and we strongly recommend viewing to fully appreciate its' outstanding position.

Area

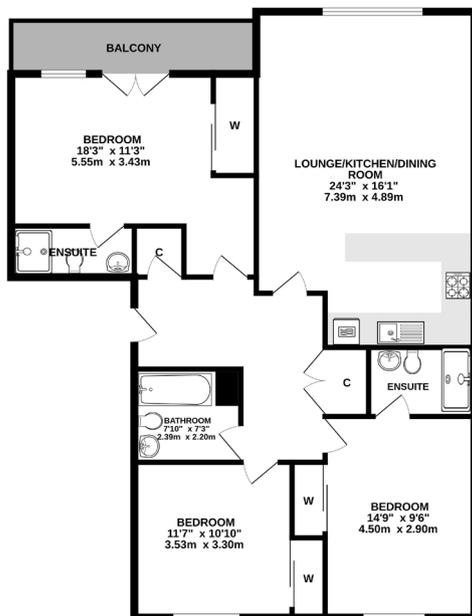
Gourlay Yard is located on the riverfront in City Quay, just a few minutes' walk to the vibrant city centre and V & A Museum. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

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



6TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, spaces and all other areas 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 here are not to be taken as a guarantee as to their operability or efficiency can be given. Plans will be drawn C/D/23

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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.