



**lindsays**

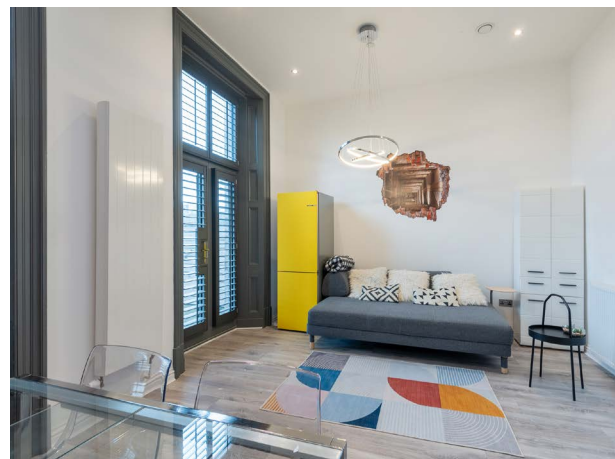
**Flat 3 Maritime House**  
26 East Dock Street, Dundee, DD1 3EA

*"A unique, contemporary 1st floor apartment with city and river views"*

- Entrance Hall
- Open Plan Lounge/Dining/Kitchen
- Primary Bedroom with En Suite Shower Room
- Second Double Bedroom
- Bathroom
- Balcony
- Double Glazing
- Gas Heating
- Parking

EPC Rating C

**OFFERS OVER £185,000**





## Description

This is an excellent opportunity to acquire one of only 10 select and unique apartments in the historic conversion of the former DP&L building located on East Dock Street, enjoying superb views overlooking the City Quay area. This apartment is in move in condition throughout, having been well maintained by the current owner. Practical benefits include double glazing, gas central heating, secure entry and lift. Included in the sale are all fitted floorcoverings, shutters and blinds where fitted along with the integrated kitchen appliances as detailed.

The accommodation comprises an open plan lounge/dining/kitchen with doors to the balcony which is a great size and provides the ideal spot for outdoor entertaining. The kitchen is fitted with a range of units with integrated hob, oven, extractor hood, fridge and washing machine. The principal bedroom has an en suite shower room and fitted wardrobes, further double bedroom also with fitted wardrobes and family bathroom with shower over the bath. Outside the apartment benefits from a designated parking space to the rear of the building. A property management fee applies twice yearly (every 6 months) and paid in £450 instalments.

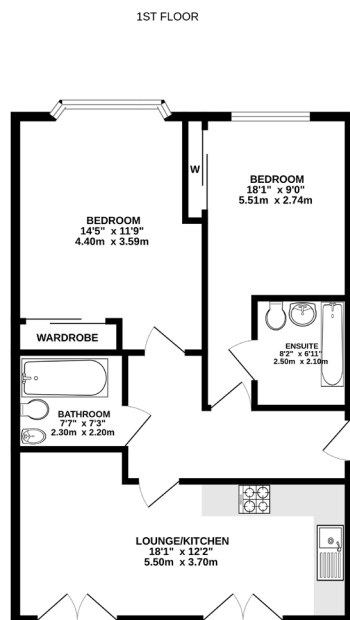
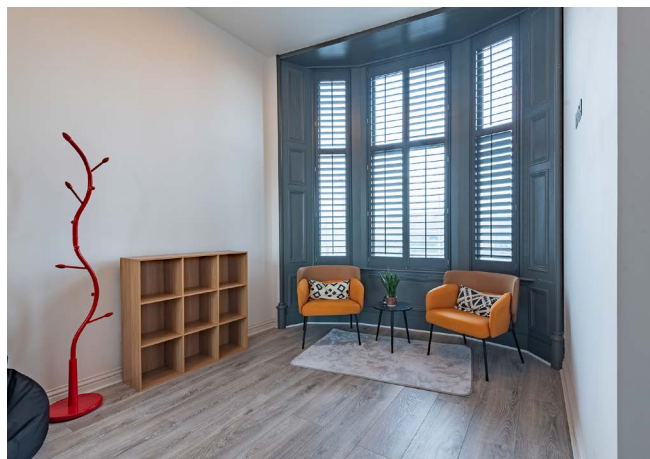
This is a property which will appeal to a variety of buyers, including young professionals and really must be viewed to appreciate.

## Area

Maritime House is just a few minutes' walk from 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](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of built-in fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metronom 12/2020

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.