



Flat 16 High Mill,
Highmill Court, Dundee, DD2 1UN



Spacious two bedroom apartment in popular central location

2 Bed 1 Bath 1 Reception

Situated within a beautifully converted former Jute Mill between Perth Road and Magdalen Green, this modern second-floor apartment, served by a communal lift, offers generous accommodation and an exceptionally convenient central location. The property is sold as seen with all furnishings included and is presented in move-in condition.

The accommodation comprises a welcoming hallway with excellent built-in storage, a modern fitted kitchen, and a bright, spacious lounge and dining area. There are two double bedrooms, one particularly large with extensive fitted storage and the second also generously proportioned. A fully tiled bathroom with a shower over the bath completes the interior.

The apartment further benefits from a large, fully floored attic space, along with electric heating, double-glazed windows, a secure entry system and an allocated private parking space.

With open north-facing views towards Perth Road and superb access to Dundee University, Magdalen Green, the nearby play park and the City Centre, this property offers a perfect blend of modern comfort and historic charm in an outstanding location.

Previously a successful rental, the property would suit a wide variety of buyers, and early viewing is highly recommended.

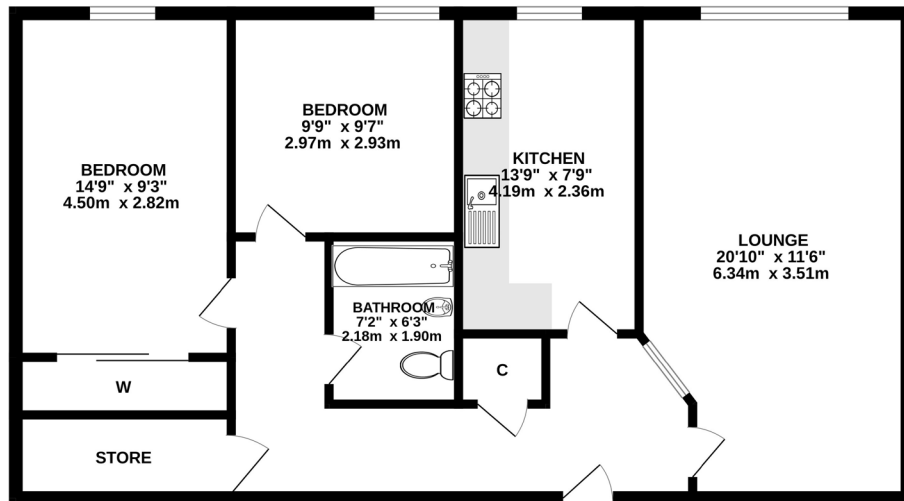
Features

- Hallway
- Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Bathroom
- Floored Attic
- Secure Entrance
- Designated Parking
- EPC Rating C

Offers Over £155,000

Home Report Value £160,000

1ST 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 operation or efficiency can be given.
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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

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01382 802050

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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.