






Flat 7, 2A Elm Street,  
Dundee, DD2 2AY



*A spacious two-bedroom 3rd floor flat in the West End of the City enjoying stunning views over the River Tay*

 2 Bed    1 Bath    1 Reception

Situated in the popular West End of Dundee just a few minutes' drive from Ninewells Hospital, Universities and the James Hutton Institute this spacious two-bedroom flat enjoys views towards the River Tay from the rooms to the front of the property.

The accommodation comprises; entrance hall, lounge/dining with stunning views to the front over the Silvery Tay, kitchen/breakfast room with integrated hob, oven and extractor hood and space for a fridge and washing machine. The main bedroom sits to the front enjoying the same views as the lounge, with fitted wardrobes and access to the bathroom which can be used as an en-suite. Bedroom two sits to the side and the bathroom with four-piece suite has a separate shower enclosure with instant shower. To the rear of the building there are private residents parking bays. Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed.

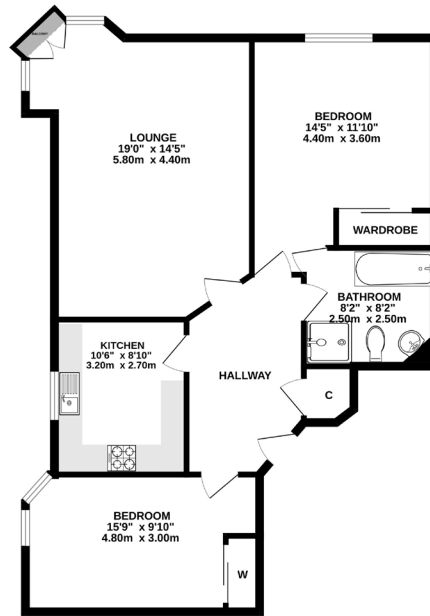
This lovely property located in such a sought-after area can only be fully appreciated by viewing.

### Features

- Entrance Hall
- Lounge/Dining
- Kitchen/Breakfast Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- EPC Rating C

**Offers Over £175,000**

3RD 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 11/2024



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:

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