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Flat 2B 516 Perth Road,  
Dundee DD2 1LW



*Immaculately presented three bedroom apartment with beautiful views across the Botanic Gardens and towards the River Tay*

 3 Bed    1 Bath    1 Reception

Set on the Perth Road, in the popular west end of Dundee, apartment 2B enjoys an elevated position with impressive views over the Botanic Gardens and the River Tay. The property is well-located for Ninewells Hospital, the Technology Park, the universities and the airport. There is ease of access both to the city centre and to the A90 linking to Perth and Edinburgh, and north to Angus and Aberdeen.

Access is through a characterful, communal hallway serving only two apartments. Once in the property a welcoming reception hallway sets the tone of the accommodation and leads to a magnificent open plan lounge/dining/kitchen. The elegant lounge is enhanced by the bay window which offers beautiful views across the River Tay, while the living flame fireplace provides a stylish focal point. The bespoke kitchen has been thoughtfully designed with both aesthetics and functionality in mind, complete with high quality integrated appliances and sleek cabinetry with feature lighting.

The principal bedroom also enjoys beautiful views, feature fireplace and a generous walk in wardrobe. The second bedroom is also well proportioned and offers a lovely outlook, while the shower room, WC and utility room have been upgraded with the same care as the rest of the property. Upstairs there is a generous third bedroom which offers further versatility, complete with built in shower facility and separate WC, built in wardrobe and impressive elevated views. There was previously planning permission granted (21/00251/FULL) to create a balcony from this room, this has now lapsed.

Externally the property is accessed by a secure electric gate which leads to the parking area where the property has two designated parking spaces. The surrounding communal garden grounds are beautifully maintained.

This outstanding apartment combines timeless character with modern comfort; all set against the stunning backdrop of the River Tay and can only be fully appreciated by viewing.

- Reception Hallway
- Lounge/Dining/Kitchen
- Three Double Bedrooms
- Shower Room
- Utility Room & WC
- Communal Gardens
- Designated Parking
- DG & GCH
- EPC Rating C

**Offers Over £390,000**







#### Area

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.

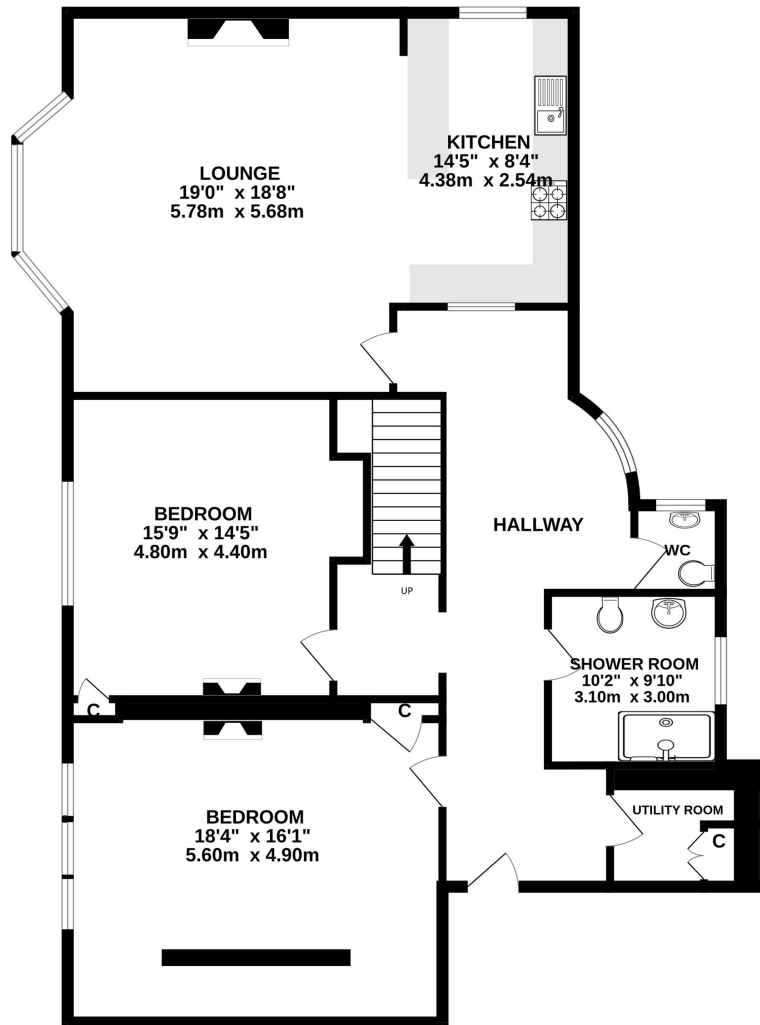


#### Viewing

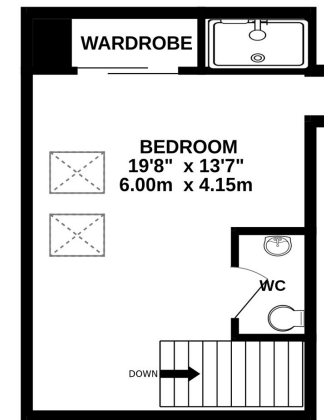
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



2ND FLOOR



3RD FLOOR



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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.