



MICHAEL A. BROWN

Solicitors & Estate Agents



48 Braehead, Methven Walk, Dundee, DD2 3FJ

Offers Over **£140,000**



- Second Floor Flat
- Mill Conversion
- Courtyard Entrance
- Stunning Views
- ECH; DG; Secure Entry; Lift
- Large Lounge
- Large Kitchen
- 3 Double Bedrooms
- Shower Room; Toilet
- Basement Car Space

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This spacious 3 bedroomed SECOND FLOOR FLAT forms part of a historic and imposing converted Jute Mill built in the 1850's. The building was originally the centre piece of Camperdown Works, the largest Jute Mill complex in the world. It retains many of its original features including a striking central courtyard with secure entry system and was sympathetically converted into high standard, modern flats. The flat enjoys open, south facing views and east towards the iconic 282ft italinate brick chimney, the tallest in the world. The flat includes a large lounge with open views, large modern kitchen, 3 double bedrooms, shower room and separate toilet. There is electric central heating, double glazed windows, stairwell lift and secure basement car parking space. Adjacent to the property is the Stack Leisure and Retail Park with ample car parking and regular bus services into the city centre.

COMMON VESTIBULES

Two adjoining vestibules link the stairwell and lift to the flat.

ENTRANCE HALL

Three walk in storage cupboards. Laminate flooring. Entry phone.

TOILET

Tiled to dado height. White toilet wash hand basin with vanity shelf and large mirror above. Laminate flooring. Extractor fan.

LOUNGE

A very spacious lounge with large windows affording south facing open views. Additional side window with view of Cox's Stack. Separate doors lead into the hall and also the adjacent kitchen.

KITCHEN

Fully fitted with white finish wall and base units and granite effect worktops. Splash back tiling. Under wall unit and skirting lighting. Integrated electric hob, oven and extractor filter. Integrated dishwasher. Slot in automatic washing machine. Inset stainless steel sink with drainer and mixer tap. Window with open views towards Cox's Stack and the Law Hill. Separate door to hallway and double doors to adjoining lounge. Extractor fan.

DOUBLE BEDROOM ONE

South facing window with open aspects. Double wardrobe.

DOUBLE BEDROOM TWO

South facing window with open aspects. Built in double wardrobe.

DOUBLE BEDROOM THREE

South facing window with open aspects. Built in double wardrobe.

SHOWER ROOM

White toilet and wash hand basin. Large walk in glazed shower compartment with shower. Wet wall to dado height. Recessed downlights. Extractor fan.

BASEMENT CAR PARK SPACE

Secure basement car parking with remote control access. Lift to upper floors.

OUTSIDE

Very attractive mutual courtyard.

EXTRAS

Included are all integrated kitchen appliances and automatic washing machine.

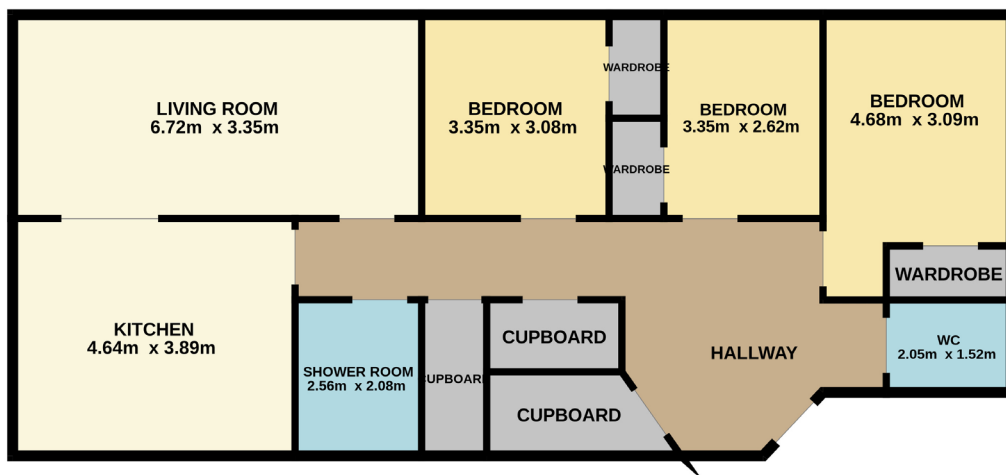
LOCATION

Methven Walk is accessed via the adjoining Stack Retail Complex near the Range.

EPC – D

HOME REPORT VALUATION - £ 140,000





These particulars are prepared in good faith but are not warranted and do not form part of any contract.
 All measurements approximate.



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