



**10L SOUTH VICTORIA DOCK ROAD,
DUNDEE, DD1 3AL**

Offers over £185,000

Self-contained two bedroomed third floor flat, comprising of Entrance Hallway, Lounge with Open Plan Kitchen, Master Bedroom with En-Suite Shower Room and WC, Second Bedroom and Family Bathroom with WC.

b.warden@culleymcalpine.co.uk 01738 626644 or 07889267592

This is a modern, spacious and well equipped flat in the city centre of Dundee on the banks of the River Tay. The property benefits from Double Glazing, Electric Heating, Security Entry and Private Parking. Access via lift or stairwell.

There is a wonderful view over the dock area of the River Tay where the HMS Unicorn is berthed and numerous amenities within a short walk, including the Victoria & Albert Museum and RRS Discovery. The city train and bus stations are close by.

Lounge with Open Plan Kitchen – 6.8m x 4m*

Ceramic electric hob and integrated oven. Integrated washing machine/drier, dishwasher and fridge freezer. Fitted kitchen with plenty of worktop space and storage.

Master Bedroom – 3.5m x 3.3m*

Double mirrored wardrobe.

En-Suite – 2.2m x 1.8m*

Electric shower unit, WC and wash-hand basin. Heated towel rail/radiator. Tiled floor.

Second Bedroom – 3.6m x 2.75m*

Double mirrored wardrobe.

Family Bathroom – 2.2m x 1.85m*

Bath with electric shower. WC and wash-hand basin. Heated towel rail/radiator. Tiled floor. * all measurements are approximate.

Miscellaneous

All curtains, curtain poles and flooring are also included. Linked smoke/fire etc. alarms. Council Tax Band D.











For Home Report and/or viewing please
contact:-

CM *Culley & McAlpine*
Solicitors and Notaries

b.warden@culleymcalpine.co.uk

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