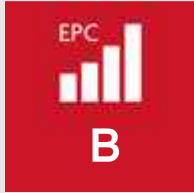




Thorntons 
The right way to move

30 South Victoria Dock Road,
Dundee DD1 3BQ





Summary

Attractive bright third floor apartment, which is located within the highly popular City Quay development, benefits from double glazing, gas central heating security entry system and lift and comprises: hall with storage cupboard, spacious lounge with two feature windows with open outlook, quality flooring, breakfasting kitchen with breakfast bar, oven, hob, extractor, three double bedrooms and family bathroom. Residents Permitted Parking. The property benefits from HMO. The block has scheduled repairs which is due to complete in 2026. This will be paid in full by the seller to the factor on sale of the property.

Features

- Modern 3 Bedroom Apartment
- City Quay Views
- Convenient For V&A & Slessor Gardens
- Hall, Lounge, Breakfasting Kitchen
- 3 Double Bedroom & Bathroom
- GCH; DG; EPC - B
- Secure Entrance With Lift Service
- Has HMO Licence
- Residents Permitted Parking
- Viewing Highly Recommended

Room Measurements

Lounge: 16'9 x 14'4 (5.10m x 4.38m)

Kitchen: 9'11 x 9'3 (3.03m x 2.82m)

Bedroom: 12'6 x 9'6 (3.80m x 2.89m)

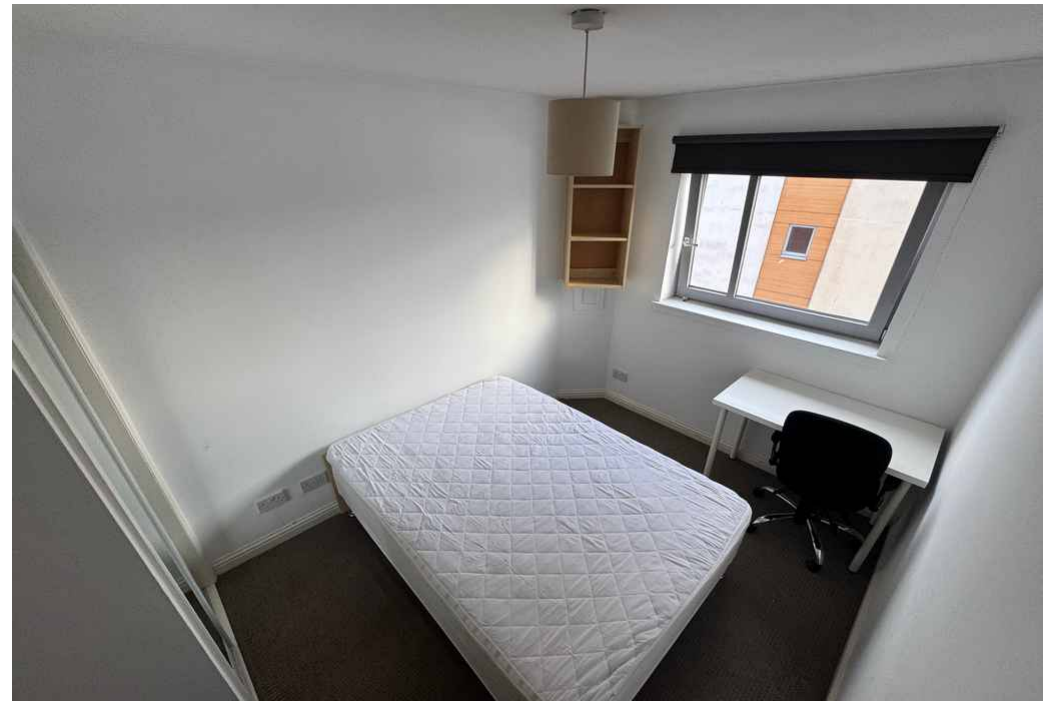
Bedroom: 14'5 x 8'4 (4.39m x 2.54m)

Bedroom: 13'2 x 9'2 (4.01m x 2.80m)

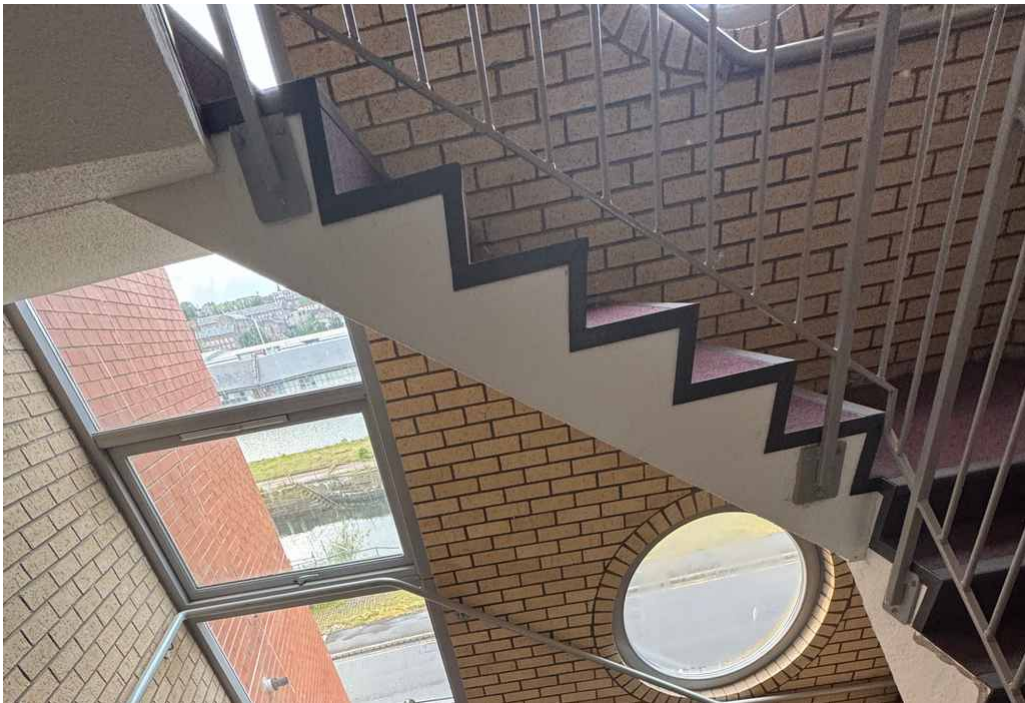
Bathroom: 9'3 x 5'1 (2.82m x 1.55m)



The location is ideal for easy access into central Dundee, V&A, Slessor Gardens, local train station, universities and main arterial routes connecting to all parts of the city.





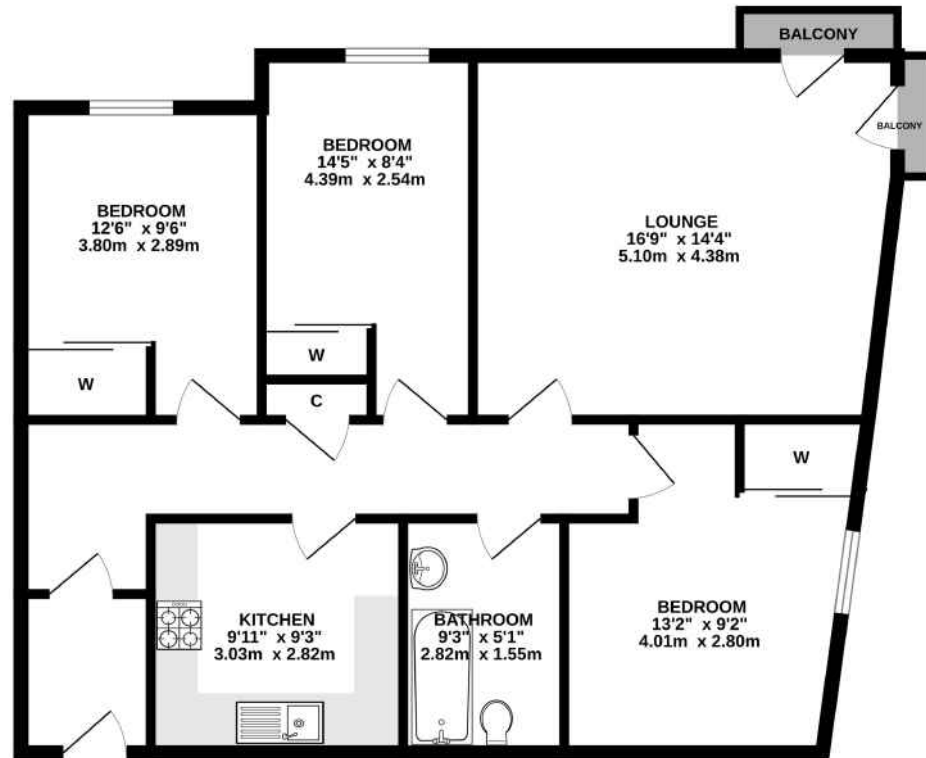


The property enjoys a pleasant outlook
over the dock and City Quay.



Floorplan

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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