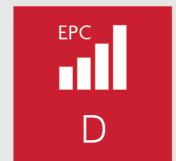
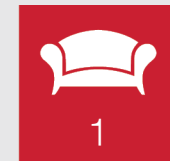




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45 Magdalen Yard
Road,

West End, Dundee, DD1 4ND





Summary

Set in the sought-after West End of Dundee, this ground-floor flat enjoys an enviable location renowned for its elegant architecture, vibrant atmosphere, and excellent amenities. A wide selection of cafés, restaurants, shops, cultural attractions, and scenic green spaces is all within easy reach, while the city centre, waterfront, and university campuses are conveniently close by. Excellent transport links further enhance the appeal of this well-connected and desirable area. Forming part of a period building, the property offers comfortable accommodation including a reception room, a kitchen, two bedrooms, and a bathroom, complemented by access to an easily maintained front garden, a shared garden and on-street parking. Extras: All fitted floor and window coverings, light fittings, and appliances are included.

Features

- Ground-floor flat in the sought-after West End
- Part of an historic period building
- Entrance hall with storage
- West-facing bay windowed living/dining room
- Kitchen with fitted units
- Spacious main bedroom with built-in wardrobe
- Versatile second bedroom
- Bathroom with overhead shower
- Easily maintained front garden
- Communal garden
- On-street parking
- Gas central heating and double glazing



"An attractive home for professionals, first-time buyers, or downsizers, boasting flexible accommodation in a prime city setting."







"Set in Dundee's sought-after West End, it enjoys easy access to shops, cafés, schools, green spaces, the waterfront, and the city centre."

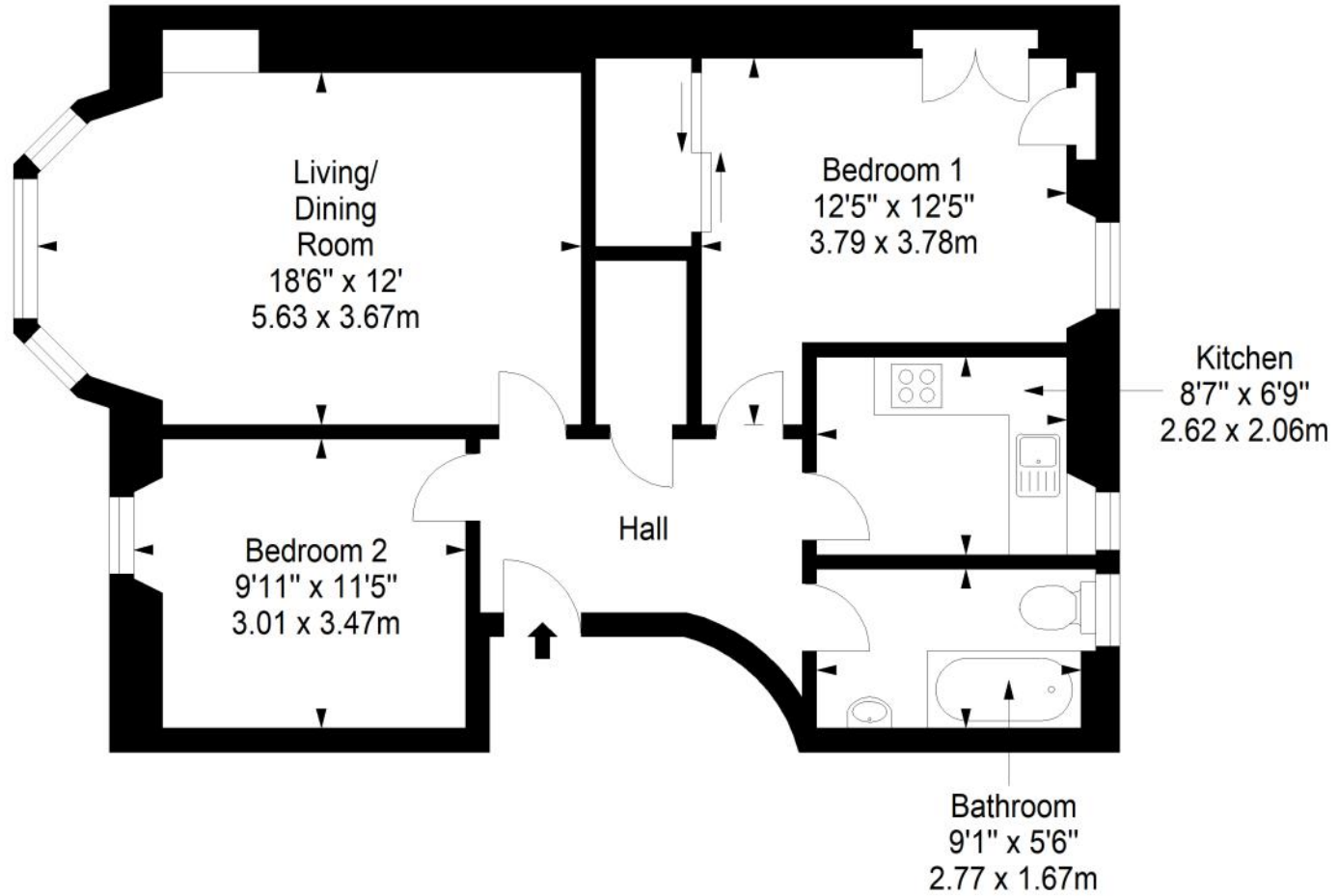


Floorplan



Ground Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)



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