



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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64 Braehead, Methven Walk, Dundee DD2 3FU

Offers Over £100,000

Third-Floor Flat

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Third-Floor Flat

64 Braehead, Methven Walk, Dundee DD2 3FJ

- **Historic converted mill in Dundee**
- **Light and airy third-floor flat**
- **Secure shared entrance**
- **Hall with built-in storage**
- **Spacious living/dining room**
- **Modern kitchen**
- **Double bedroom**
- **Mezzanine level study space**
- **Cotemporary shower room**
- **Private residents' parking**

Situated within a beautifully restored historic mill in Dundee, this impressive third-floor apartment combines contemporary living with the character and charm of a converted period building. Residents benefit from a secure entry system, lift access, and a designated parking space within the secure underground car park. A factoring arrangement is in place, with a fee payable to ensure the communal areas are maintained to an excellent standard.

Presented in move-in condition, the accommodation comprises a bright and spacious lounge, where large roof lights flood the room with natural light. The contemporary raised kitchen complements the open-plan feel, while the impressive high ceilings and exposed feature beams add a striking sense of character and history. The property also features a modern shower room, a double bedroom with built in wardrobes and a versatile mezzanine level, offering flexible space ideal for a home office, occasional guest accommodation, or additional living area.

Lounge:

A spacious and well-proportioned living area featuring vaulted ceilings and roof lights that flood the room with natural light, creating a bright and airy atmosphere. This versatile contemporary space comfortably accommodates both lounge and dining areas, or a home office setup. Exposed beams add character and charm, while steps lead up to the kitchen and a loft ladder provides access to the mezzanine level.

Kitchen:

A modern fitted kitchen positioned on a raised level overlooking the lounge. Benefiting from excellent natural light, the kitchen offers a good range of wall and base units with complementary worktops and splashbacks. Integrated appliances include an oven, electric hob, and extractor hood, with additional space for a tall fridge-freezer and washing machine.

Bedroom 1:

A bright and comfortable double bedroom featuring built-in mirrored wardrobes, providing excellent storage.

Mezzanine Area:

A superb addition to this contemporary living space, the mezzanine level is accessed via a timber ladder and provides a versatile area ideal for use as a home office, study, or occasional guest accommodation.

Shower Room:

A stylish modern shower room comprising a corner shower cubicle, WC, and wall-mounted wash hand basin.

Private Parking:

Allocated secure parking space within the underground residents' car park.



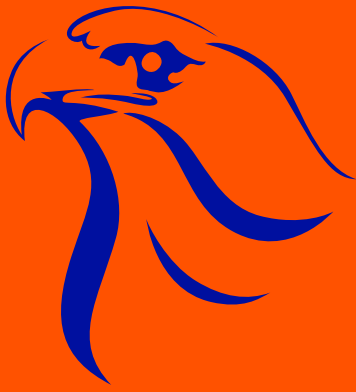








Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309422)



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Council Tax Band:

B (Dundee City June 2026).

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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