



8 Gourlay Yard, Dundee, DD1 3BR
FIXED PRICE £210,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **IMMACULATELY PRESENTED THIRD FLOOR APARTMENT**
- **FULLY FURNISHED**
- **STUNNING RIVER VIEWS FROM LOUNGE & BOTH BEDROOMS**
- **OPEN PLAN LOUNGE/DINING/KITCHEN WITH JULIET BALCONY**
- **TWO GENEROUS DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **BATHROOM & EN SUITE SHOWER ROOM**
- **ELECTRIC HEATING**
- **SECURITY ENTRY**
- **LIFT TO ALL FLOORS**
- **2 CAR PARKING SPACES**
- **EXCELLENT CITY CENTRE LOCATION CLOSE TO WATERFRONT AND LOCAL AMENITIES**
- **TRUE MOVE IN CONDITION**

Occupying a desirable third floor position within a modern and well maintained development this immaculately presented two bedroom apartment offers stylish, contemporary living with breath taking views over the River Tay from the lounge and both bedrooms.

Presented in true move in condition this exceptional property is offered fully furnished, with all integrated appliances, furniture and furnishings included in the sale, making it an ideal purchase for first time buyers, professionals, those seeking a city base or buy-to-let investors.

The spacious accommodation comprises a welcoming entrance hallway leading to a bright and generously proportioned open plan lounge, dining and kitchen. The lounge enjoys stunning river views and benefits from a Juliet balcony, creating a light and airy living space. The contemporary kitchen is fitted with a range of quality units and integrated appliances.

The impressive principal bedroom enjoys beautiful views over the River Tay and features fitted wardrobes together with a stylish en suite shower room. A second well proportioned double bedroom also benefits from fitted wardrobes and equally impressive river views. Completing the accommodation is a modern family bathroom.

Further practical benefits include secure entry, electric heating, two allocated parking spaces and well maintained communal areas.

Situated in a highly convenient, yet quiet, City Centre location the property is within easy walking distance of Dundee's waterfront, V&A Museum, universities, shops, restaurants, bars and excellent transport links, making this a superb opportunity to acquire a stylish home in one of Dundee's most desirable locations.



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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





THIS PROPERTY IS BEING SOLD AS SEEN WITH ALL FLOOR COVERINGS, CURTAINS, APPLIANCES, FURNITURE AND FURNISHINGS INCLUDED (No Warranties Given).

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