



61 MAGDALEN YARD ROAD

Dundee, DD2 1AL



This main-door, three-bedroom, ground-floor flat forms part of a characterful, B-listed, traditional building (circa 1820) that is located in Dundee's highly sought-after West End Lanes conservation area. The south-facing property further benefits from spacious, well-presented interiors, as well as two large cellars, private and communal gardens, and allocated parking. In addition, the property looks out over Magdalen Green and the River Tay.





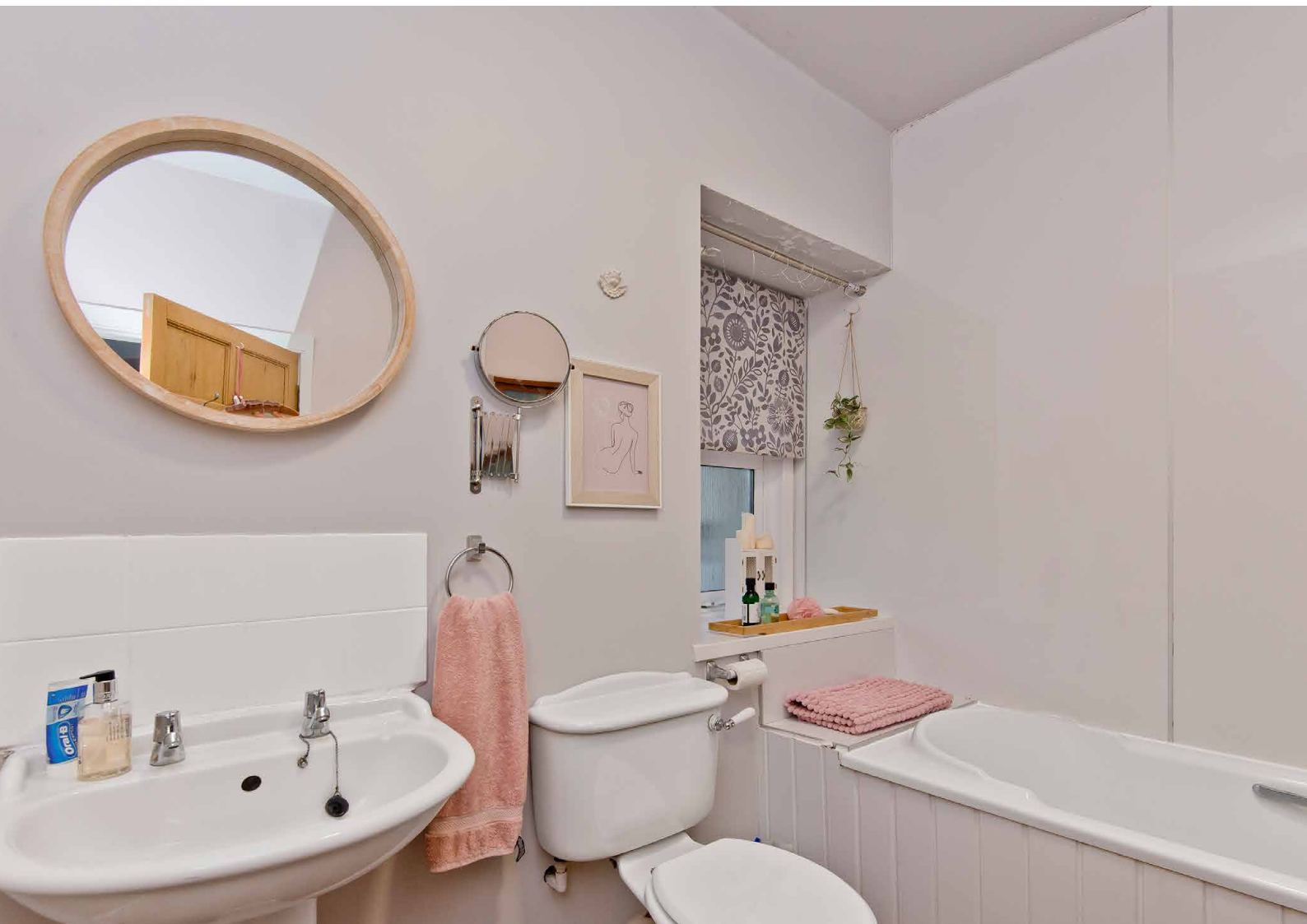
The home's private front door, flanked by Doric-style columns, opens into a welcoming entrance hall leading through to a roomy hallway, equipped with built-in storage.

It is a wonderful first impression that extends into the living/dining room on the left. Here, elegant styling creates a comfortable and homely aesthetic, which is enhanced by a south-facing window and a handsome feature fireplace. Spacious proportions also accommodate comfy lounge furniture and a table and chairs. Set by a useful store, the kitchen is at the home's rear, providing direct access to the communal garden. It is well-appointed and offers excellent cabinet storage and workspace. Located throughout the flat are three double bedrooms, presented in light neutral hues and with fitted carpets. The south-facing principal bedroom and the second bedroom (with a built-in cupboard) both enjoy spacious footprints to accommodate a wide choice of bedside furnishings and a study/vanity table, whereas the third bedroom has a built-in wardrobe to maximise the useable floorspace. A bright three-piece bathroom completes the home.

Externally, there is allocated parking and a communal back garden. Plus, the flat has two generous cellars and a neatly-kept front garden which are private to the home. Magdalen Green (a large public park) is also directly opposite the property.

Extras: integrated kitchen appliances, a fridge, a freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.









Dundee

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

EPC
RATING:



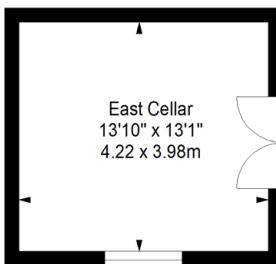
COUNCIL
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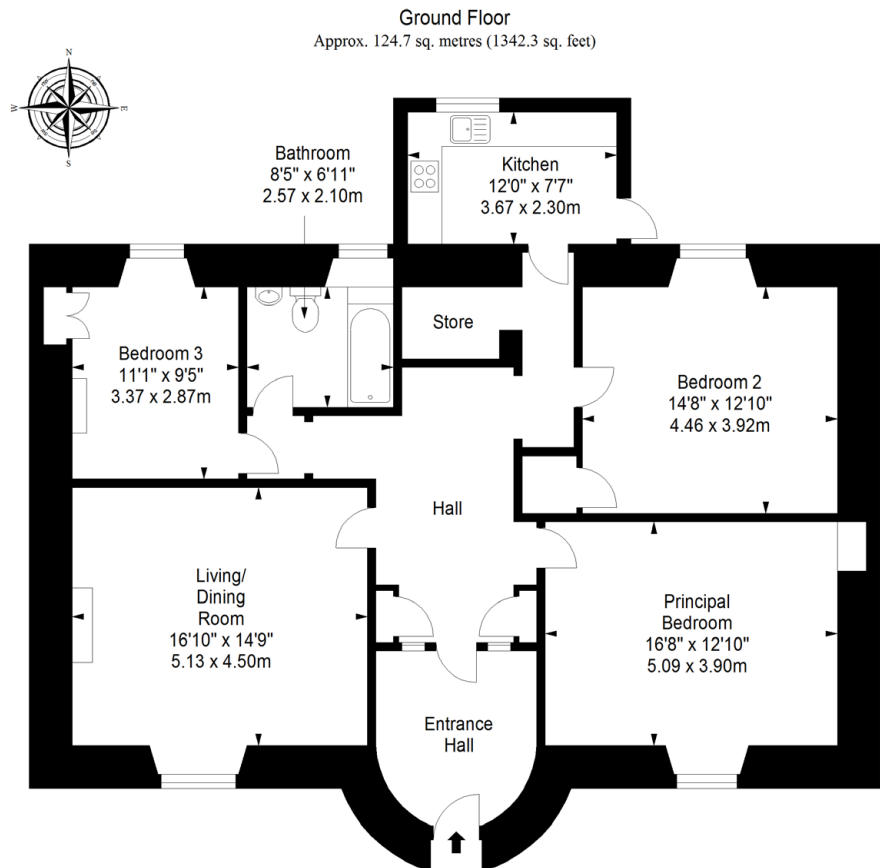
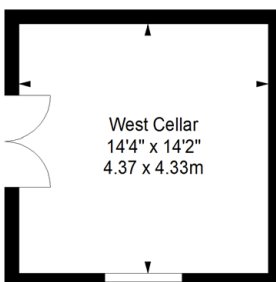
VIEWING

By appointment with Gilson Gray on 01382 201 000

East Cellar
Approx. 17.4 sq. metres (187.3 sq. feet)



West Cellar
Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 161.0 sq. metres (1733.0 sq. feet)



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