



# 61A MAGDALEN YARD ROAD

Dundee, DD2 1AL

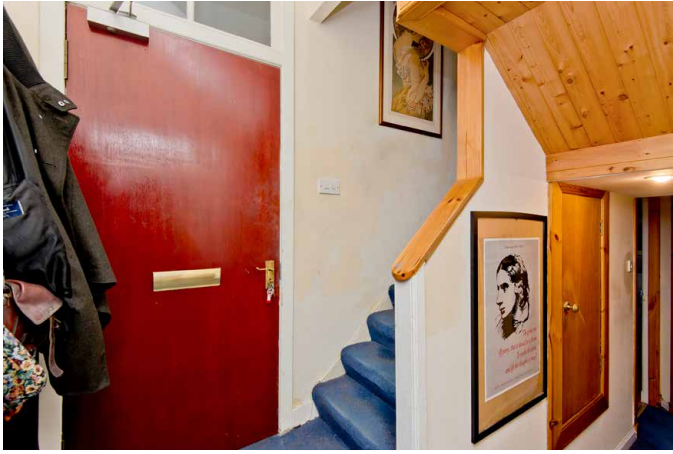


Situated in Dundee's highly sought-after West End Lanes conservation area, this three-bedroom, double upper flat is on the first and second floors of a unique traditional building that is B-listed and dated circa 1820. The home features spacious accommodation and neutral interiors, including a south-facing living room, a breakfasting kitchen, and a study; plus, it offers lovely views across the River Tay and allocated parking.









Accessed from the rear, via a flight of steps and a shared entrance, the home's front door opens into a hall with under-stair storage.

On the right is the living room. Brightly lit by a south-facing window, this reception area is further enhanced by neutral décor and a carpet for comfort. It offers river views and enjoys a decorative feature fireplace set between two shelved recesses for display items. Next door, the breakfasting kitchen has a well-appointed range of cabinets and worksurface space. It also features a fitted breakfast peninsula for casual meals. This floor is completed by a study and a neighbouring bathroom, fitted with a three-piece suite and overhead shower. Meanwhile, the three bedrooms are upstairs on the second floor, just off a naturally-lit landing with generous storage. Each room is lightly decorated and laid with carpet. They are comprised of two doubles and a versatile single. In addition, the principal bedroom has a beneficial south-facing aspect and inspiring views over the River Tay.

Outside, there is allocated parking and a communal garden that has a lawn and a patio area for dining in the sun. Furthermore, Magdalen Green (a sprawling public park) is directly opposite the property.

Extras: an electric cooker, a fridge/freezer, a washing machine, and a tumble dryer 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  
TAX BAND:



VIEWING

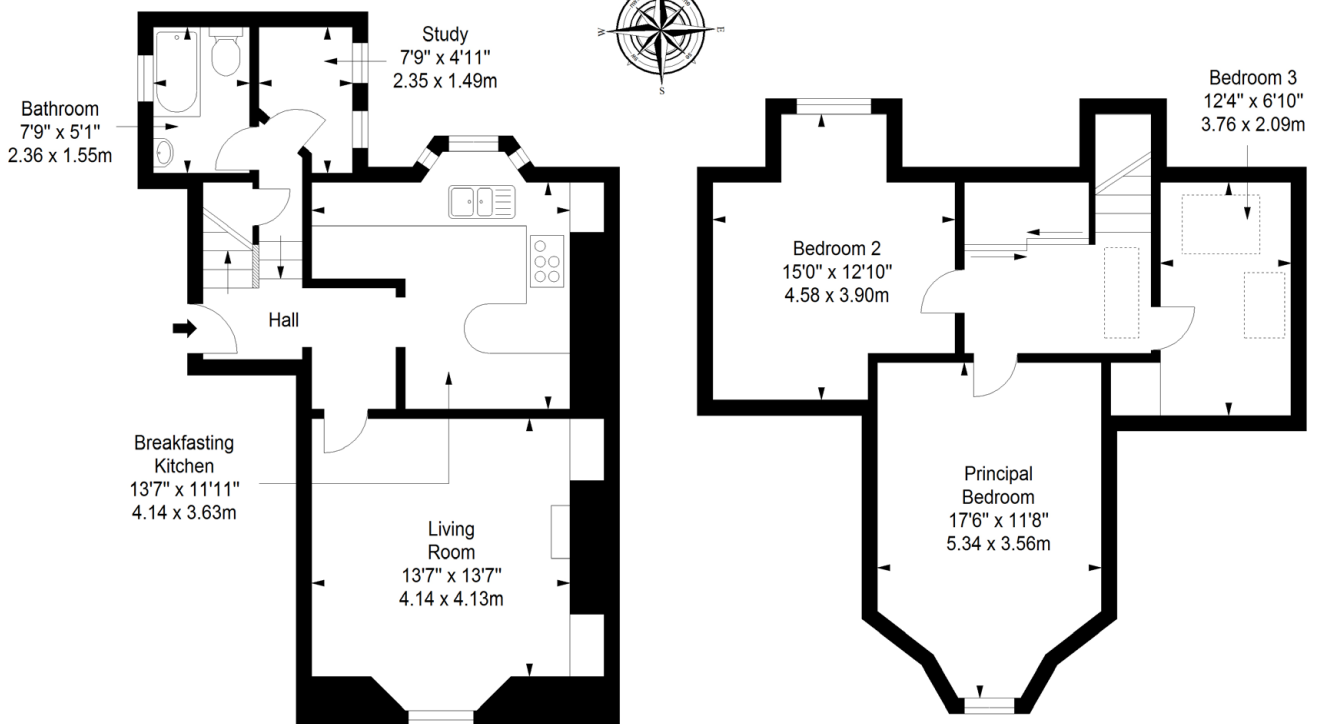
By appointment with Gilson Gray on 01382 201 000

### First Floor

Approx. 51.8 sq. metres (557.6 sq. feet)

### Second Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 103.1 sq. metres (1109.8 sq. feet)



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