




GILSON GRAY
LAW • PROPERTY • FINANCE



61B MAGDALEN YARD ROAD

Dundee, DD2 1AL



Set beside Magdalen Green, this one-bedroom, first-floor flat forms part of a unique, B-listed, traditional building that enjoys a highly sought-after position within Dundee. The home is nicely styled throughout in light tones and it offers bright and spacious accommodation. It represents an ideal property (in a desirable location) for city professionals, couples, and downsizers alike.





Features

- A traditional first-floor flat in Dundee
- Part of a B-listed building (circa 1820)
- West End Lanes conservation area
- Inspiring views over the River Tay
- Welcoming hall with storage
- Large living/dining room with south-facing aspect
- Well-appointed kitchen
- South-facing double bedroom with a wall-to-wall wardrobe
- Versatile home office
- Tiled three-piece bathroom
- Communal rear garden
- Private shed for storage
- Allocated parking

Extras: integrated kitchen appliances, a fridge/freezer, a dishwasher, 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 walkable, 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:

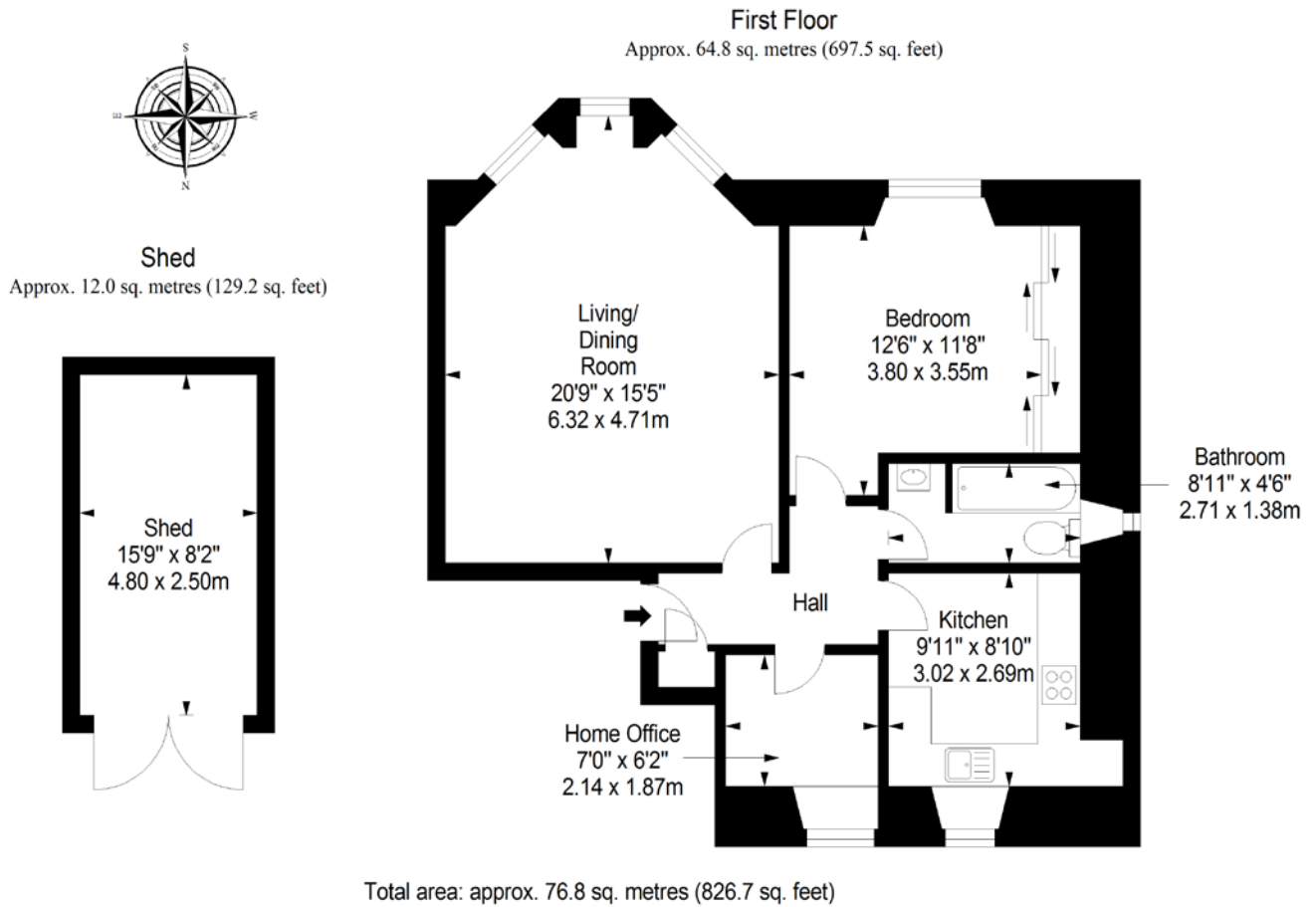


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VIEWING

By appointment with Gilson Gray on 01382 201 000



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