



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 2/1**

18 Arbroath Road, Dundee, DD4 6EP





Part of a traditional tenement building, this two-bedroom second-floor flat has a convenient location in Dundee, set within easy reach of the city centre. It represents an ideal residence for first-time buyers, couples, and small families, as well as city professionals and buy-to-let investors. It is well-presented throughout in light neutral tones and it offers impressive panoramic views over the River Tay.

Extras: all fitted floor and window coverings, light fixtures, an integrated oven and ceramic hob, and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Well-presented second-floor flat
- Central location in Dundee city
- Elevated views over the River Tay
- Lightly decorated interiors
- Secure entry-phone system
- Welcoming entrance hall
- Southeast-facing living room
- Fitted kitchen with river views
- Two double bedrooms (one with wardrobes)
- 3pc bathroom with overhead shower
- On-street parking
- EPC Rating - D
- Council Tax Band - B

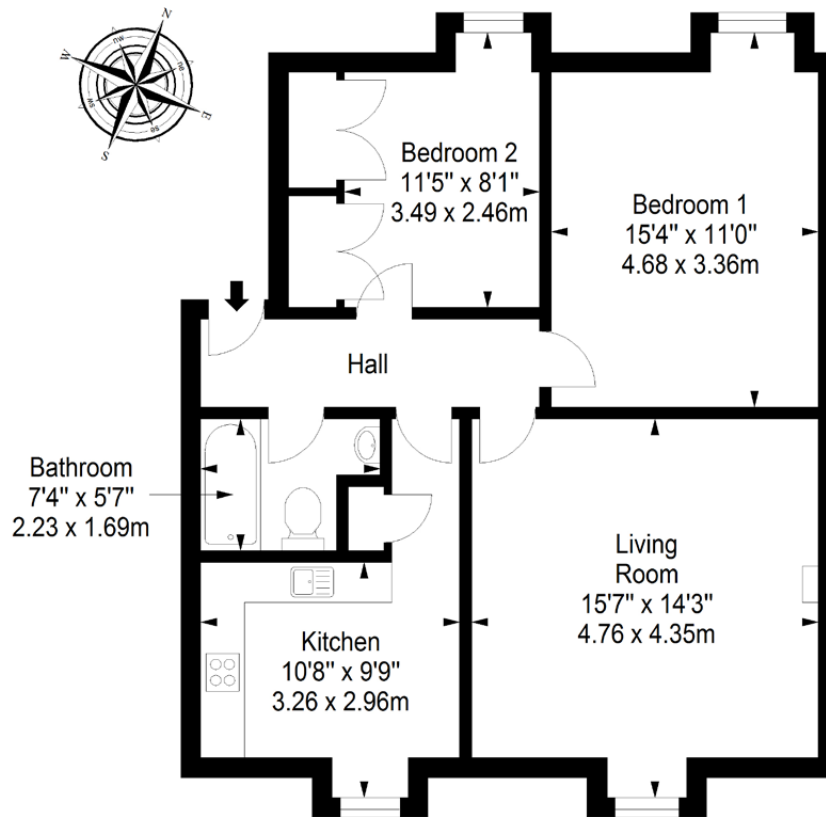




“WELL-PRESENTED  
SECOND-FLOOR FLAT, A  
FITTED KITCHEN WITH  
RIVER VIEWS AND TWO  
DOUBLE BEDROOMS  
(ONE WITH WARDROBES)”



Second Floor  
Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)



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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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