

# Flat E, 180 Alexander Street

DUNDEE, DD3 7DA



*BEAUTIFULLY PRESENTED SECOND FLOOR FLAT WITH STUNNING VIEWS*



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This superb apartment has been well maintained and offered to the market in excellent order. Offering excellent value for money, this second-floor flat offers stunning views over the River Tay to Fife and is located in a modern apartment block and ideally positioned for access to the City Centre.

The entrance hallway, with a large storage cupboard, is central to the accommodation. The lounge is bright and elegant with carpet flooring and a window ensuring plentiful natural daylight with stunning views over the Tay. The kitchen offers modern units at floor level and there is space for a table and chairs. The bathroom benefits from a three-piece suite with a shower over the bath and a glazed screen. The modern finish to the tiles and fittings give this room an elegant look. Two double bedrooms, one with mirrored wardrobes, complete the accommodation.

The property enjoys the benefits of an allocated parking space. The communal gardens to the front and back are maintained by a resident's committee. A new entry door system has been added recently.

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**Flat E, 180 Alexander Street**





**The Lounge**











**Bedroom 1**





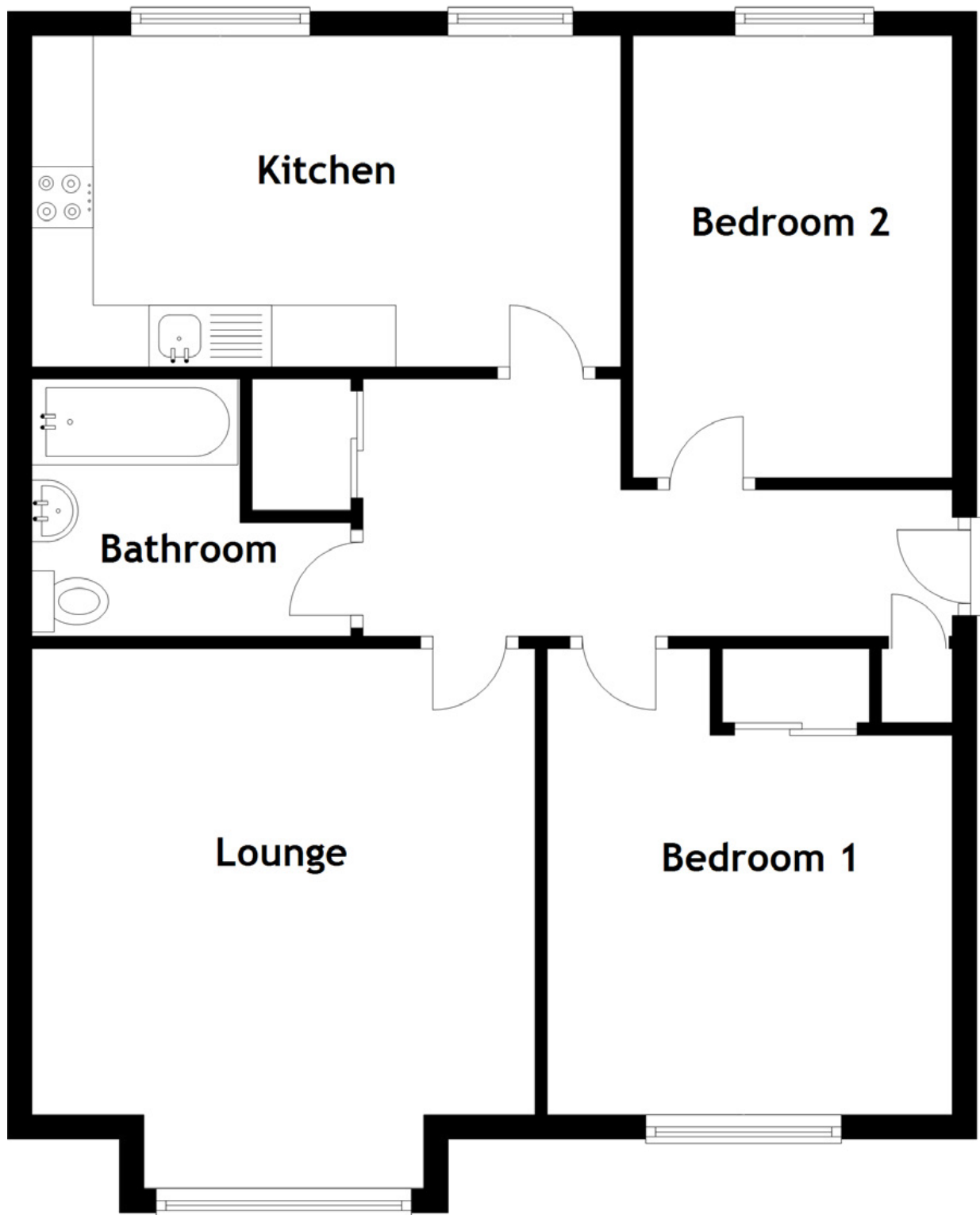


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'6")	Bathroom	2.10m (6'11") x 1.70m (5'7")
Kitchen	4.80m (15'9") x 2.70m (8'10")	Gross internal floor area (m <sup>2</sup> ): 65m <sup>2</sup>	
Bedroom 1	3.30m (10'10") x 2.00m (6'7")	EPC Rating: C	
Bedroom 2	3.60m (11'10") x 2.60m (8'7")		





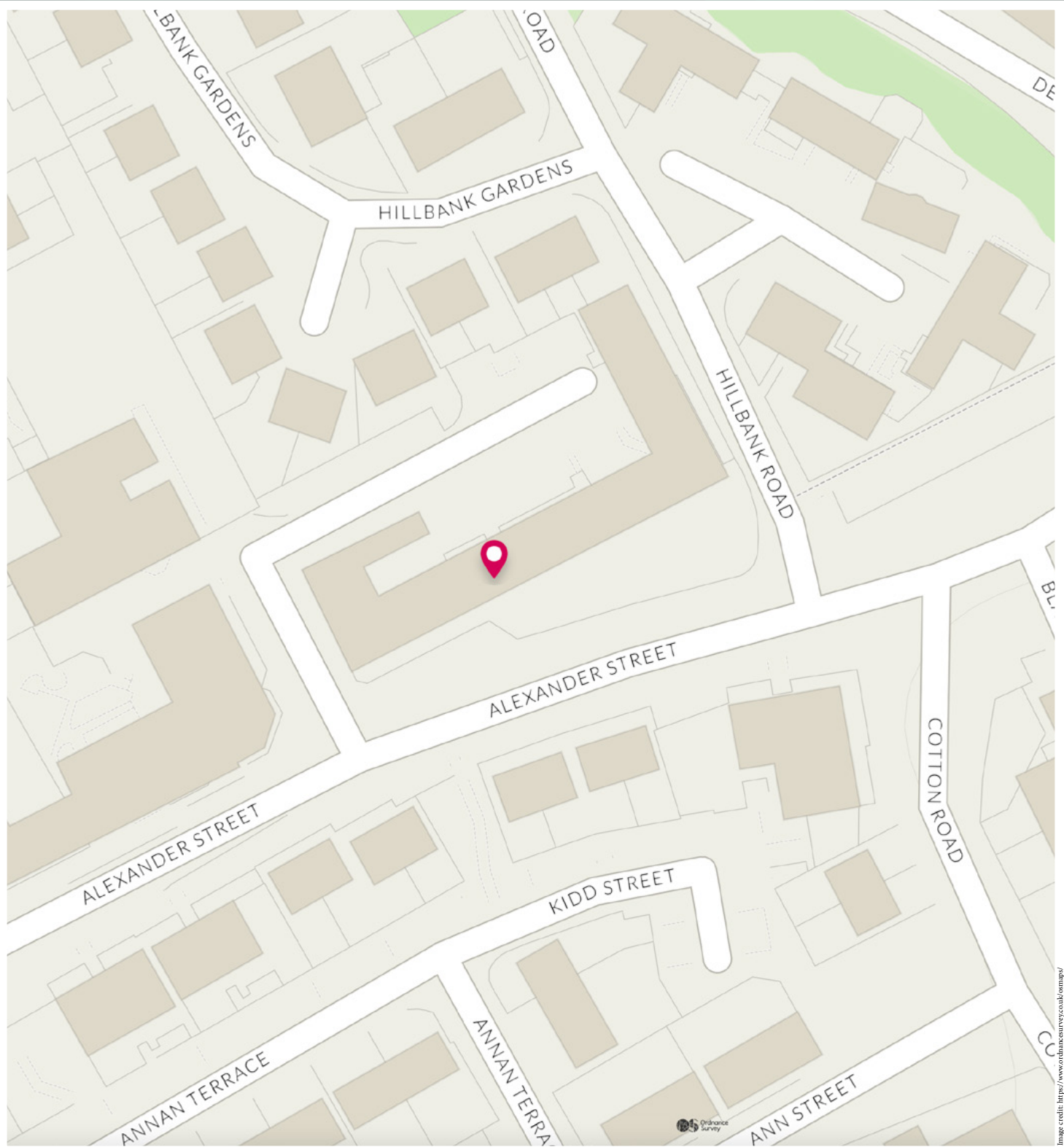
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Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

Carnoustie, with its world-famous golf course, is very easily reached. There are a number of other fine links courses in the area including Barry, Panmure and Monifieth. There is sailing on the Tay and pleasant sandy beaches along the coast. The Angus Glens lie to the north. Dundee and Abertay Universities are both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching hospital of its kind in Europe are also easily accessible.

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