



WONDERFUL TWO BEDROOM APARTMENT
IN A HIGHLY DESIRABLE AREA



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An excellent opportunity has arisen to acquire this stunning two-bedroom first-floor flat which has been beautifully refurbished throughout by the current owners, making for an ideal city centre residence and located within the popular West end area Of Dundee, a stones-throw from the city centre. Viewing this property is highly recommended.

Internally this accommodation is in excellent decorative order, comprising: an entrance hallway that provides access to all rooms; a bright and spacious sitting room with a feature fireplace with a lovely surround, as well as period cornicing and lovely green views; a dining kitchen which has been finished to an exceptional standard with integrated gas hob, oven, and a free standing fridge/freezer. There is also a free-standing washing machine which is included in the sale.

1/2, 227 Perth Road



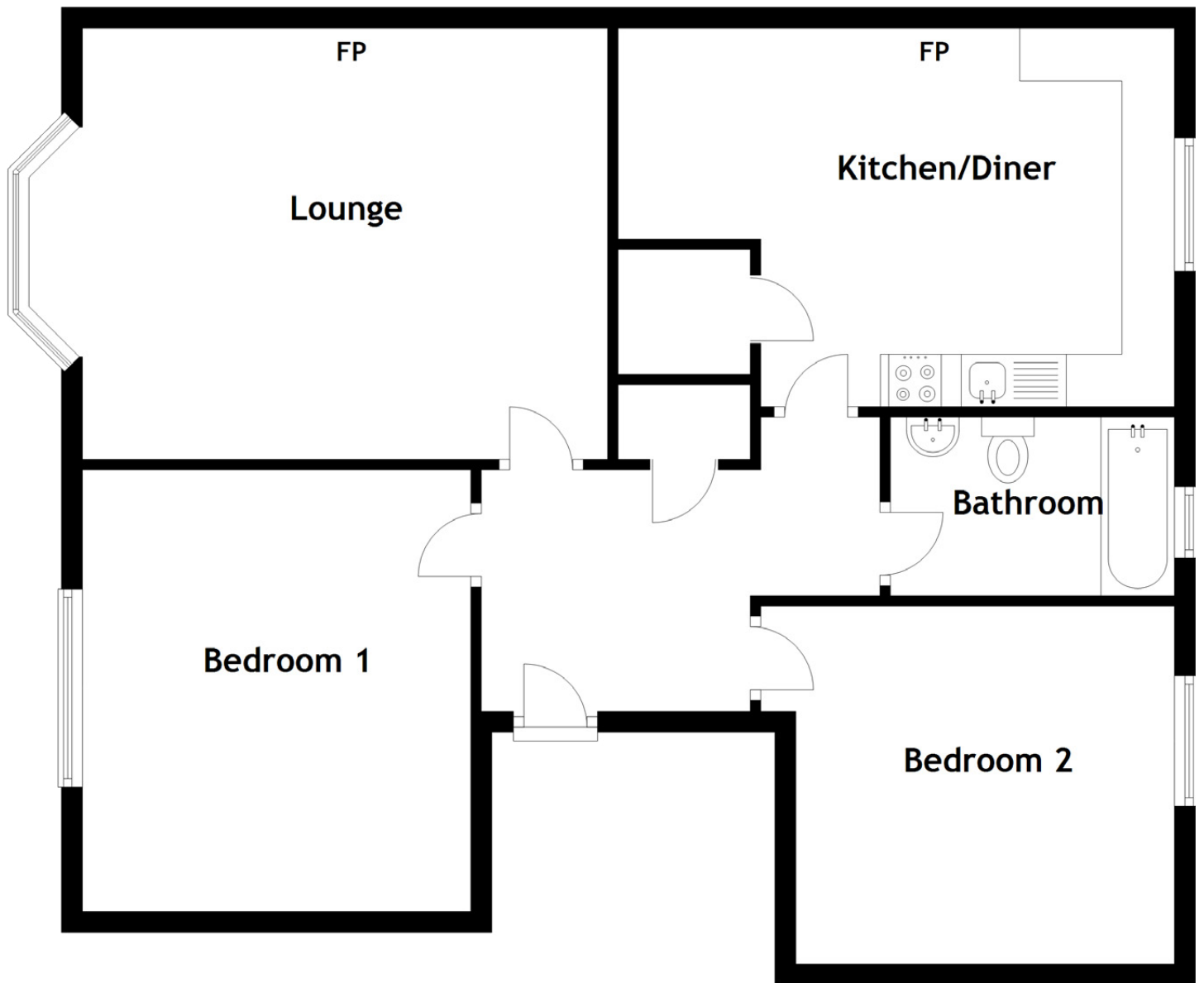


Both bedrooms are great-sized doubles, offering various options for furniture configurations.

Completing the accommodation is a modern bathroom, which is partly tiled and has both a waterfall shower head and a second handheld one.







Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen/Diner	5.30m (17'5") x 3.60m (11'10")
Bedroom 1	4.20m (13'10") x 3.70m (12'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m²): 90m²

EPC Rating: C



This property also benefits from sash and case windows throughout, gas central heating, and communal garden grounds to the front and rear of the property.

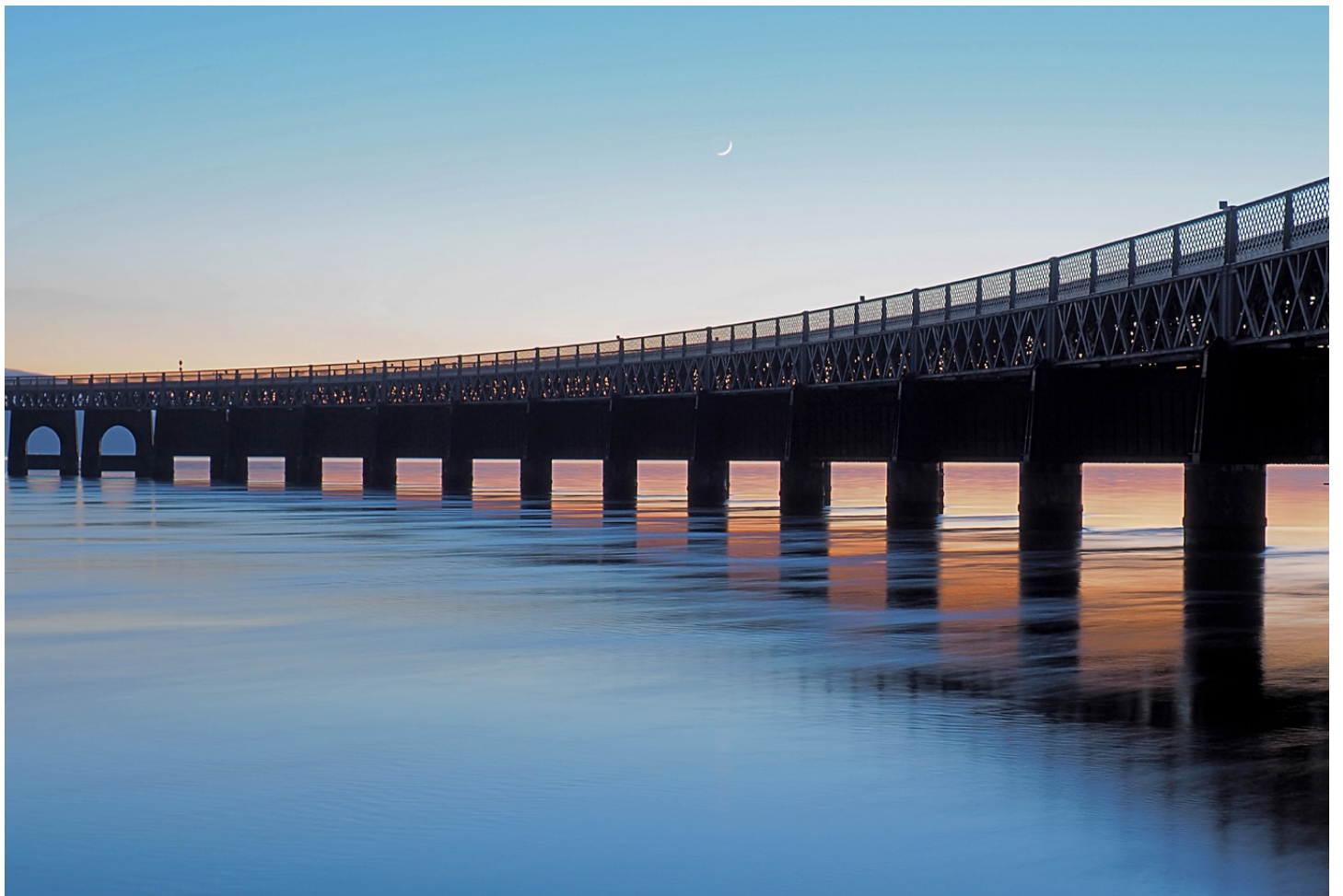


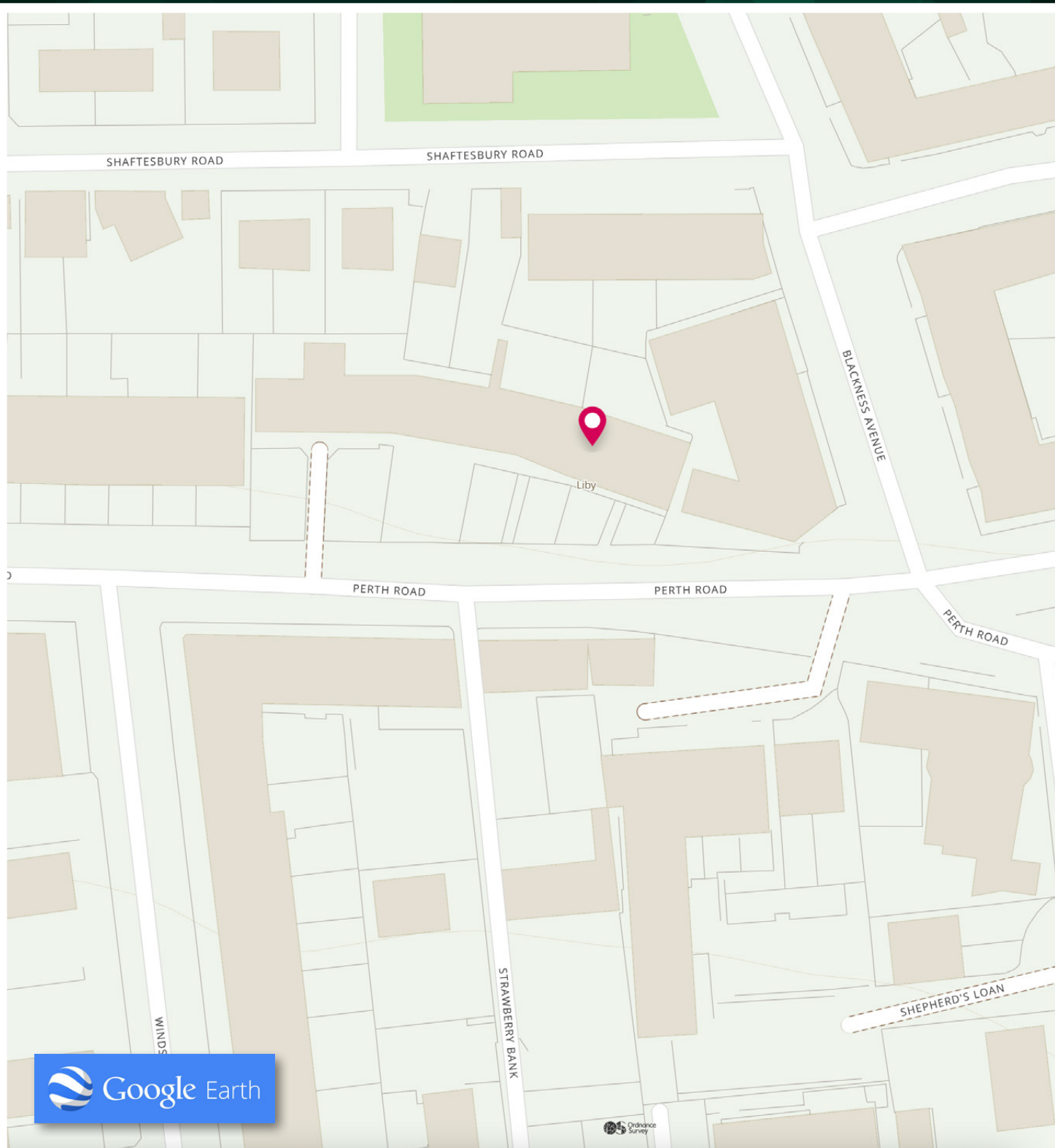


Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast, and Birmingham.

Dundee is a thriving city, originally the home of “Jute, Jam and Journalism” which is currently undergoing regeneration at the waterfront and includes the new Victoria and Albert Museum, a Malmaison Hotel, and the upgraded harbour area. Captain Scott’s ship The Discovery, along with its Visitor Centre is also part of the seafront attraction and The Frigate Unicorn, the oldest ship of its kind, is berthed within the old, original harbour.

Dundee High School is situated within the heart of the town centre, with Dundee and Abertay Universities both located within close reach. The Technology Park and Ninewells Hospital and Medical School, the largest teaching hospital of its kind in Europe, are both easily accessible.





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