

# 15 Kinghorne Court

DUNDEE, DD3 6NZ



*Two double-bedroom split-level apartment  
with views over the city and Tay*



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Welcome to this charming split-level haven nestled in the heart of Dundee, now gracing the open market with its presence. Boasting two generously sized double bedrooms, this apartment is a testament to both style and functionality.

# THE LOUNGE/DINER



Upon stepping inside, the ground floor unfolds to reveal a meticulously designed kitchen, a welcoming hallway, and a capacious lounge/diner, providing an inviting space for relaxation and entertainment.

Ascend the staircase to the upper level, where the two double bedrooms await, exuding a sense of comfort and tranquillity. The adjacent family 3-piece bathroom completes this retreat, offering both convenience and elegance.

Embracing modern living, the property is equipped with gas-fired central heating and double-glazed windows, ensuring a cosy and energy-efficient environment throughout the year. The thoughtful inclusion of carpets, wall coverings, and fitted appliances adds a touch of luxury, making this residence truly move-in ready.

# THE KITCHEN





For those seeking a breath of fresh air, a communal garden beckons, providing an ideal setting for leisurely strolls or quiet moments of reflection. Parking is a breeze with off-street spaces available on a first-come, first-served basis, enhancing the practicality of daily life.

Situated in the vibrant city of Dundee, this property is not only a delightful option for those embarking on their first home purchase but also presents a lucrative investment opportunity. With its strategic location and a perfect blend of comfort and convenience, this split-level gem invites you to call it home.

## THE BATHROOM



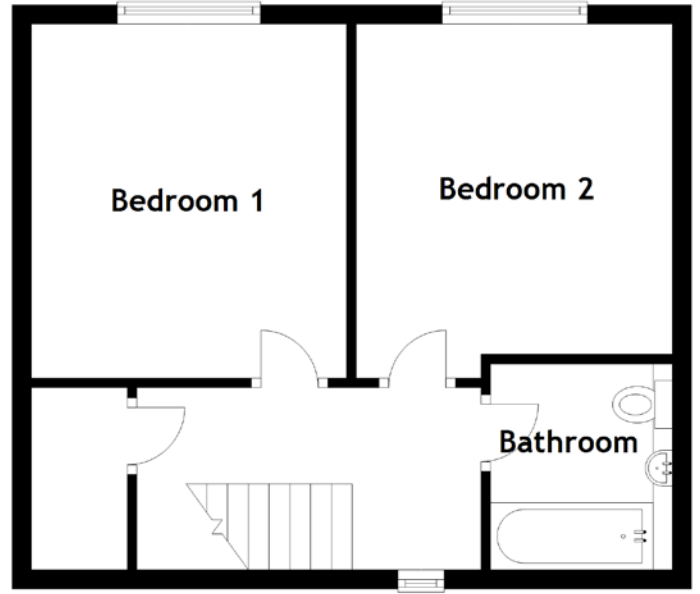
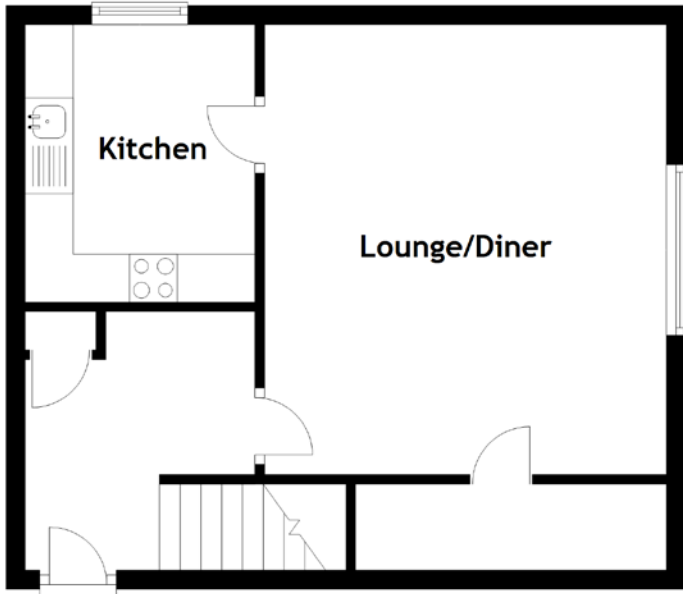
# BEDROOM 1



# BEDROOM 2



# FLOOR PLAN, DIMENSIONS & MAP

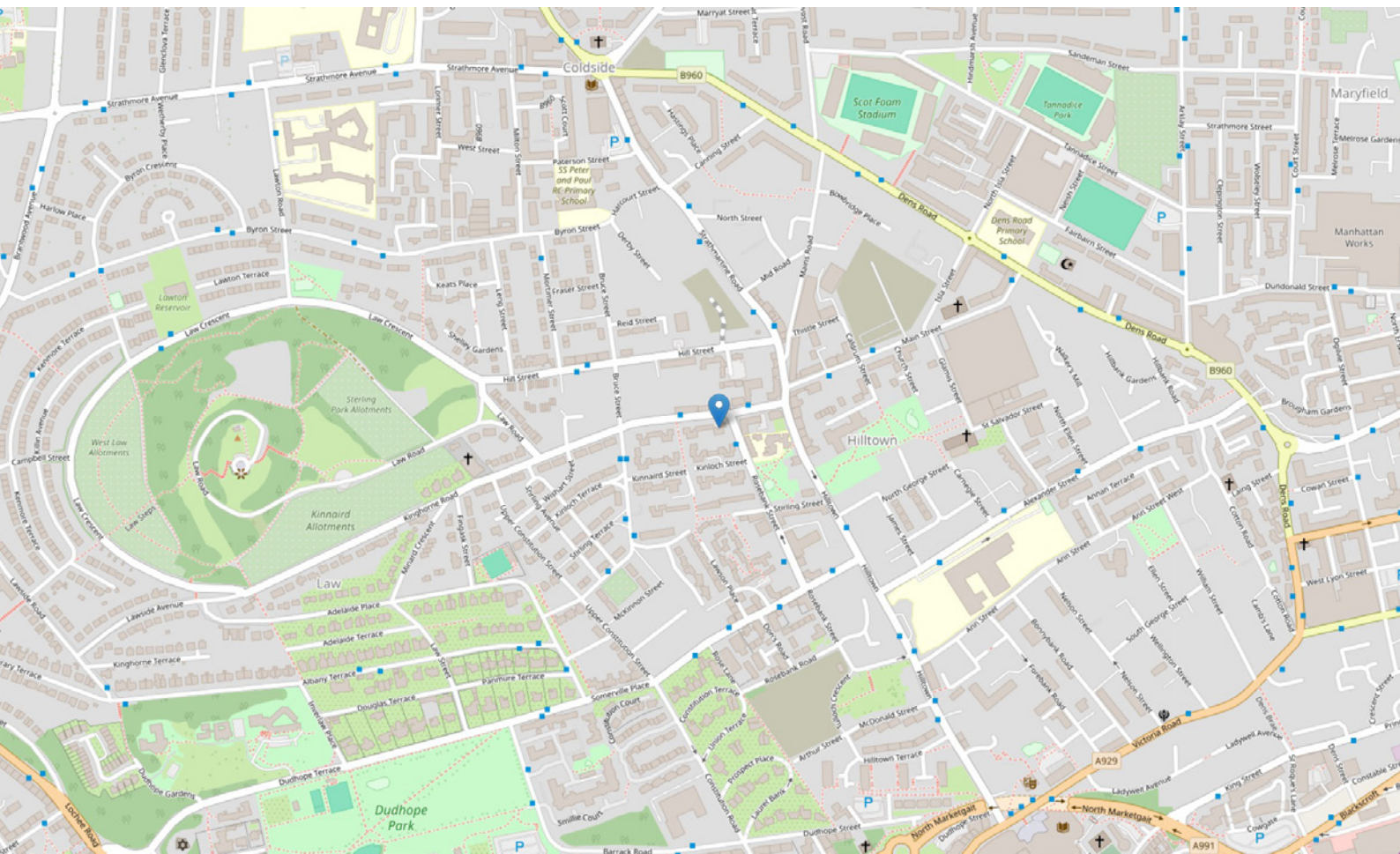


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.70m (15'5") x 4.20m (13'9")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.45m (11'4") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: D

Extras: Floor coverings, fitted appliances and light fittings are included in the sale.



# THE LOCATION

Welcome to Dundee, a city that gracefully blends a rich industrial heritage with a vibrant contemporary energy, creating a unique tapestry of culture, innovation, and natural beauty. Nestled on the east coast of Scotland along the banks of the River Tay, Dundee captivates residents and visitors alike with its dynamic character and diverse offerings. Dundee's skyline is a mix of historic landmarks and modern architecture. The iconic Tay Rail Bridge spans the river, connecting the city to the charm of Fife. The striking V&A Dundee, a beacon of design and creativity, stands proudly on the waterfront, underscoring the city's commitment to the arts.







Art, culture, and history thrive in Dundee. Explore the city’s museums, including the McManus Galleries, showcasing local heritage, and the Dundee Contemporary Arts, a hub for modern creativity. The city’s vibrant arts scene is complemented by theatres, music venues, and annual festivals that celebrate everything from literature to science. Home to the prestigious University of Dundee and Abertay University, the city has a strong academic presence. The universities contribute not only to the education sector but also to the city’s cultural vibrancy and cutting-edge research. Dundee has become a hub for innovation, particularly in the fields of technology and gaming. The city played a pivotal role in the development of video games, earning it the moniker “Fintech City.” It continues to foster a spirit of innovation, making it an exciting destination for those at the forefront of technological advancements.

The city’s waterfront is a captivating space where old and new converge. Stroll along the quayside, enjoy the panoramic views, or relax in one of the waterfront cafes. The ongoing waterfront regeneration project has transformed the area into a dynamic mix of residential, commercial, and recreational spaces. Dundee is surrounded by natural beauty, from the verdant hills of Angus to the nearby beaches. Broughty Ferry offers coastal charm, while the nearby Angus Glens beckon outdoor enthusiasts with their rugged landscapes.

Strategically located, Dundee is well-connected by road and rail, providing easy access to nearby cities and the picturesque Scottish countryside. The city’s airport facilitates international travel, enhancing its accessibility.

In Dundee, the past gracefully intertwines with the future, creating a city that invites exploration, innovation, and a sense of belonging. Whether you’re drawn to its cultural offerings, academic pursuits, or the natural wonders that surround it, Dundee welcomes you to experience the vibrant heartbeat of Scotland’s east coast.



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