

Flat 12, 22 Castle Street

DUNDEE, DD1 3AF



Top-floor converted church apartment in Dundee city centre with striking arched windows, open-plan living, modern kitchen and two bedrooms



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom character apartment with arched windows in the heart of Dundee City Centre. This is a rare Opportunity to own a converted church apartment with distinctive features and natural light. City centre apartments that combine character, light and modern living are consistently in demand, particularly when set within unique buildings.

This top-floor apartment, formed from a converted church in the centre of Dundee, offers a compelling mix of original architectural features and contemporary comfort, making it an excellent choice for professionals, first-time buyers and investors. The building itself immediately sets this home apart, with a secure entry system leading to a well-maintained communal stairway. The sense of quality continues internally, where the apartment benefits from a bright and well-balanced layout enhanced by distinctive arched windows and clean, modern finishes.

THE LOUNGE



The lounge is elegant and well-proportioned, forming the main living space and benefiting from a striking arched window that creates a focal point while allowing natural light to fill the room.

THE KITCHEN



The open-plan kitchen is designed for both practicality and social living, with sleek fitted units and integrated appliances. A light well introduces additional daylight, reinforcing the bright and airy feel that buyers consistently respond to in city apartments. This layout supports working from home, entertaining and everyday living, all within a compact and efficient footprint.



BEDROOM 1



The accommodation flows from a central hallway, which also provides useful additional storage, a feature often overlooked but highly valued by buyers. There are two bedrooms, offering flexibility for sleeping, working or guest use, alongside a bathroom fitted in a modern style. The overall layout is straightforward and functional, making it easy for buyers to visualise how the space will work for them.

BEDROOM 2



THE BATHROOM



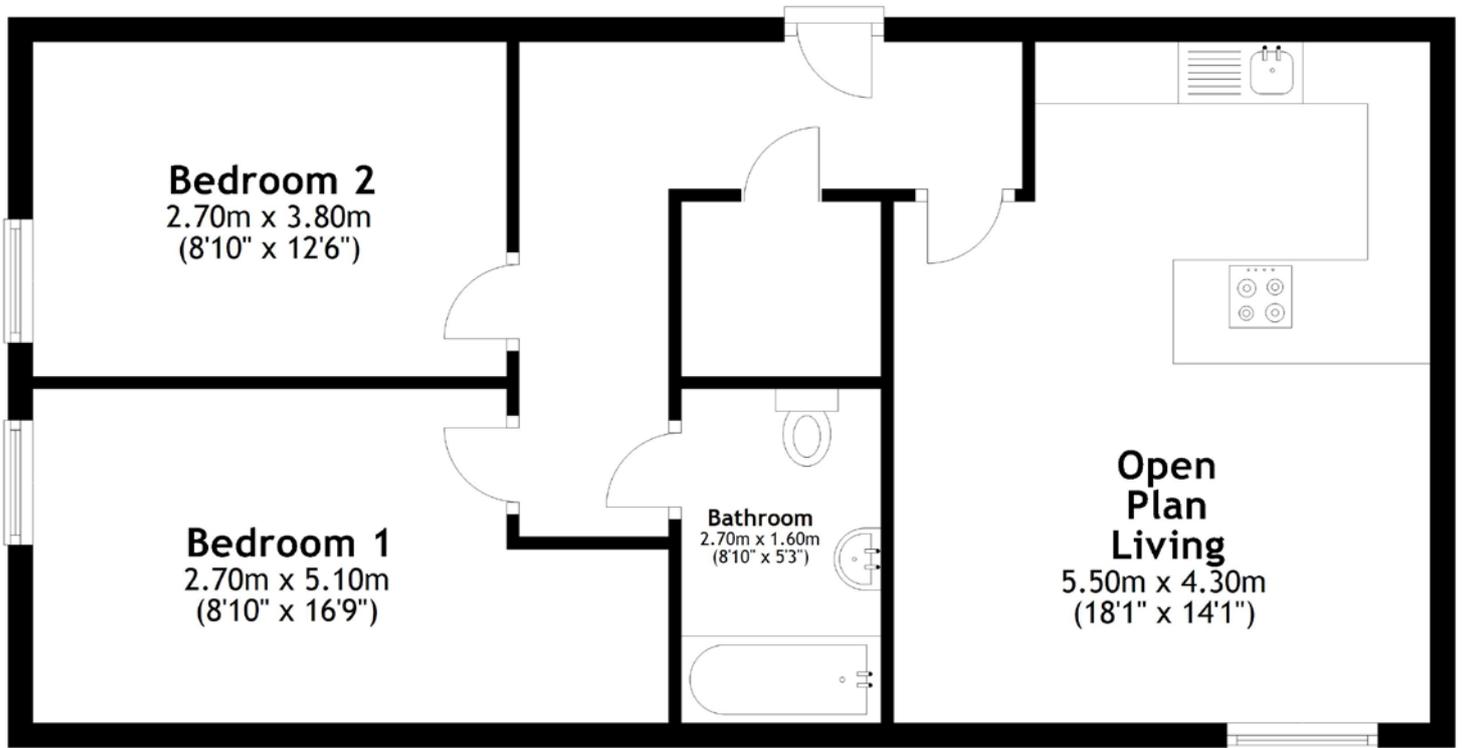
Externally, parking is available nearby with resident permits obtainable, supporting practical city living. The location places all major transport links within easy reach, making commuting, studying or accessing amenities straightforward.

Buyers in this part of the market are actively comparing location, natural light, character and condition. This property offers a strong combination of all four, particularly with its arched windows, converted building setting and central position, elements that are not widely available in standard apartment stock. Apartments with this level of character and convenience tend to generate strong early interest. Viewing is recommended.

EXTERNALS

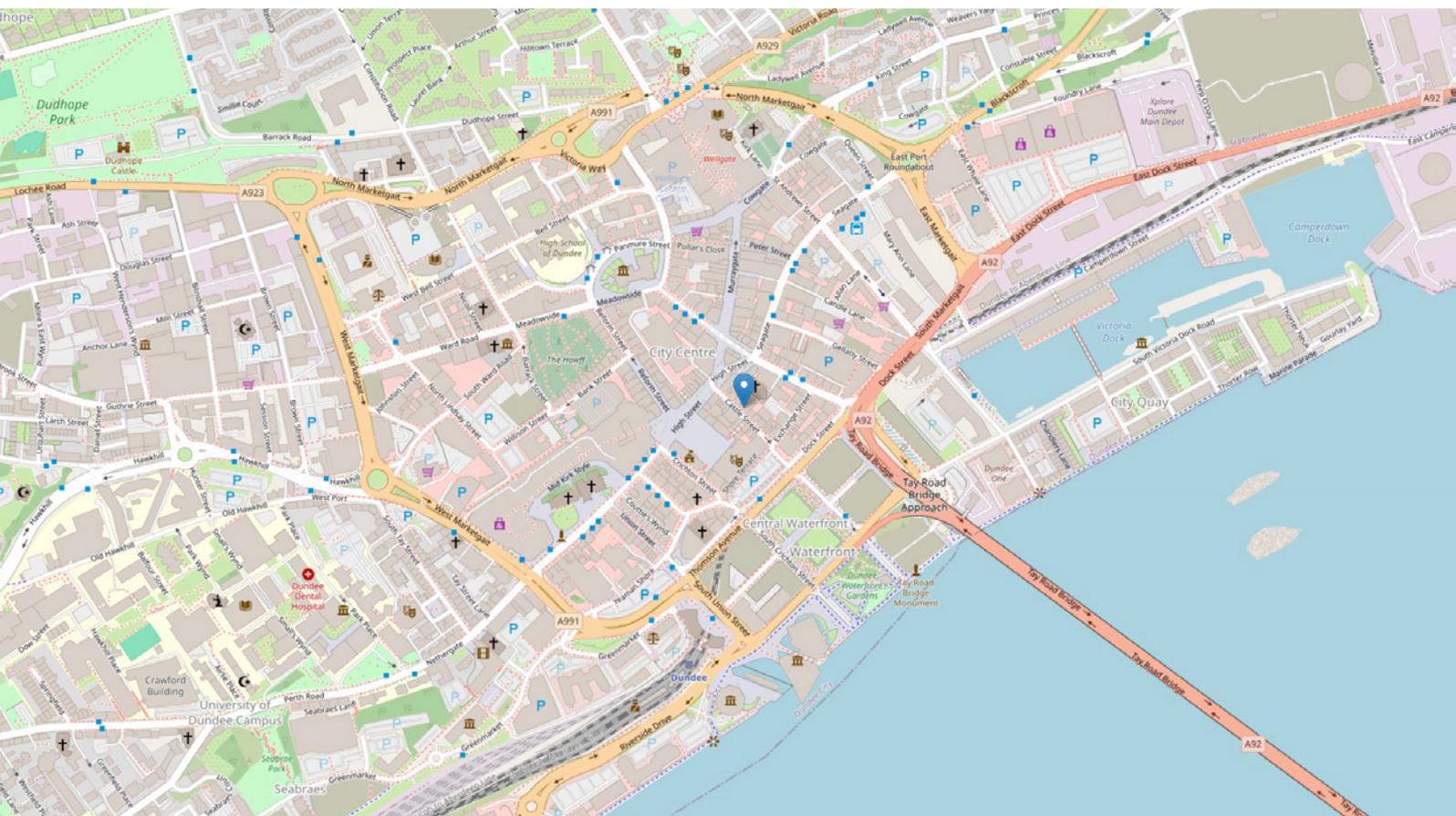


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m² | EPC Rating: C



THE LOCATION

Located in the centre of Dundee, the property sits within easy walking distance of the city's key amenities, making it ideal for professionals, students and investors. The area provides immediate access to a wide selection of shops, cafés, restaurants and leisure facilities, along with the popular waterfront and City Quay area.





Both the University of Dundee and Abertay University are within walking distance, while Ninewells Hospital is easily accessible via public transport or a short drive. The location is well served by bus and rail links, offering connectivity across the city and beyond, making it particularly attractive for those commuting or studying. Dundee continues to benefit from ongoing regeneration and investment, reinforcing its reputation as a vibrant and evolving city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



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JAYNE SMITH
Corporate Account Manager



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GRANT LAWRENCE
Photographer



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Designer

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