

1/1, 181 Strathmartine Road

DUNDEE, DD3 8BL



Two-bedroom upper flat that marries character with contemporary living



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Presenting a captivating opportunity to acquire a two-bedroom upper flat, this property effortlessly combines timeless charm with contemporary comfort. Situated in a sought-after locale, this flat boasts a collection of features that make it both inviting and practical.

THE LOUNGE



Enter the spacious lounge, where delightful period features harmonize with modern living. The large, front-facing window not only fills the room with natural light but also offers an ever-city view.

THE KITCHEN



The galley-style kitchen showcases modern white units that seamlessly blend style and functionality. An electric hob and a built-under oven are at your disposal, ensuring that your culinary endeavors are met with ease.

Two generously proportioned bedrooms extend an invitation to relaxation and rest. They provide ample space for personalization while maintaining an air of comfort.

The bathroom is a haven of convenience, featuring a bath with a shower over it, protected by a glazed screen. This thoughtful addition not only enhances your bathing experience but also adds a touch of modernity to the space.

BEDROOM 1



BEDROOM 2 & THE BATHROOM



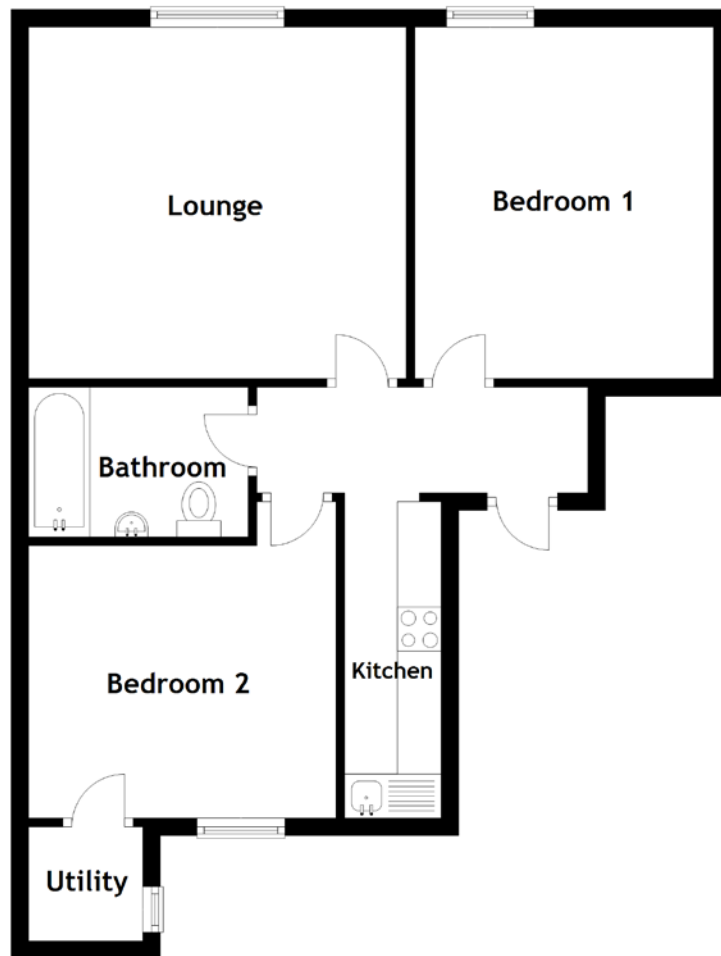
Beyond the flat's interior lies a world of communal amenities. Communal gardens and a drying green add to the amenity.

In summary, this two-bedroom upper flat marries character with contemporary living. With its spacious lounge, modern kitchen, and well-proportioned bedrooms, this property is a canvas of comfort and practicality. Contact us today to arrange a viewing and uncover the potential of making this charming flat your new home.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

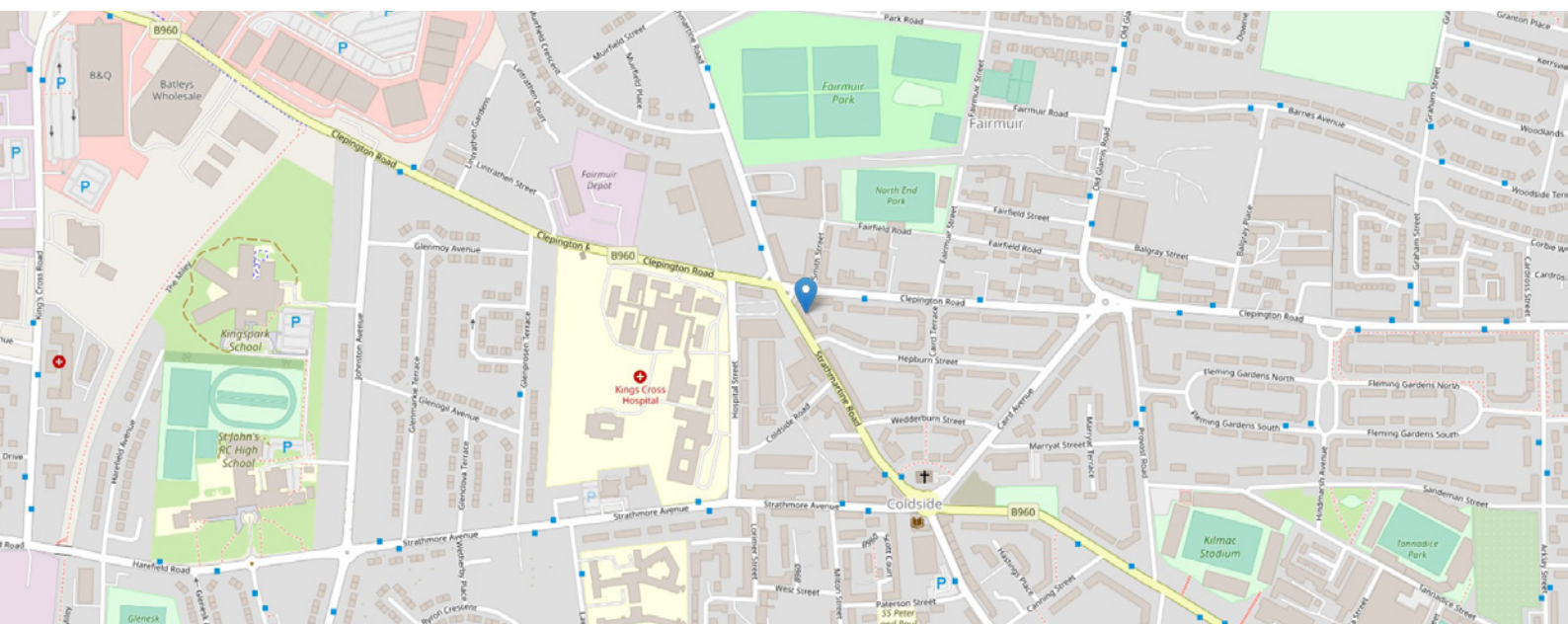


Approximate Dimensions
(Taken from the widest point)

Lounge 4.30m (14'1") x 4.00m (13'1")
Kitchen 3.60m (11'10") x 1.10m (3'7")
Utility 1.30m (4'3") x 1.30m (4'3")

Bedroom 1 4.00m (13'1") x 3.40m (11'2")
Bedroom 2 3.60m (11'10") x 3.50m (11'6")
Bathroom 2.50m (8'2") x 1.70m (5'7")

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



THE LOCATION

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. The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee Airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some eleven minutes away and the heart of the desirable Broughty Ferry is a five-minute drive. Ninewells is a highly-rated hospital with some of the world's leading researchers and facilities. Dundee is Scotland's fourth largest city. Glasgow lies 90 miles to the west, Edinburgh 60 miles to the south, and Aberdeen 67 miles to the north.

The most recent estimate of Dundee's population was 142,170 (General Register Office (Scotland) 2005 Mid-year Population Estimate). Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. On top of all this, Dundee has a rather different claim to global fame: not just Minecraft but Grand Theft Auto and other classic video game titles were born or raised on the banks of the River Tay, whilst Desperate Dan and Denis the menace still take pride of place in the history books of Dundee.



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