

28 Whistlers Way

DUNDEE, ANGUS, DD3 7AH



One bedroom, top floor flat with outstanding views over the River Tay



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This superb apartment has been well maintained and offered to the market in good order. Offering excellent value for money, this top 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 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. The kitchen offers modern units at floor level, and there is space for a dining table. The bathroom benefits from a three-piece suite with a shower over the bath and a glazed screen. The double bedroom with mirrored wardrobes completes the accommodation.

The property enjoys the benefits of electric heating, double-glazing and plentiful storage space throughout. The property also benefits from private allocated parking with ample visitor parking also available.



THE LOUNGE

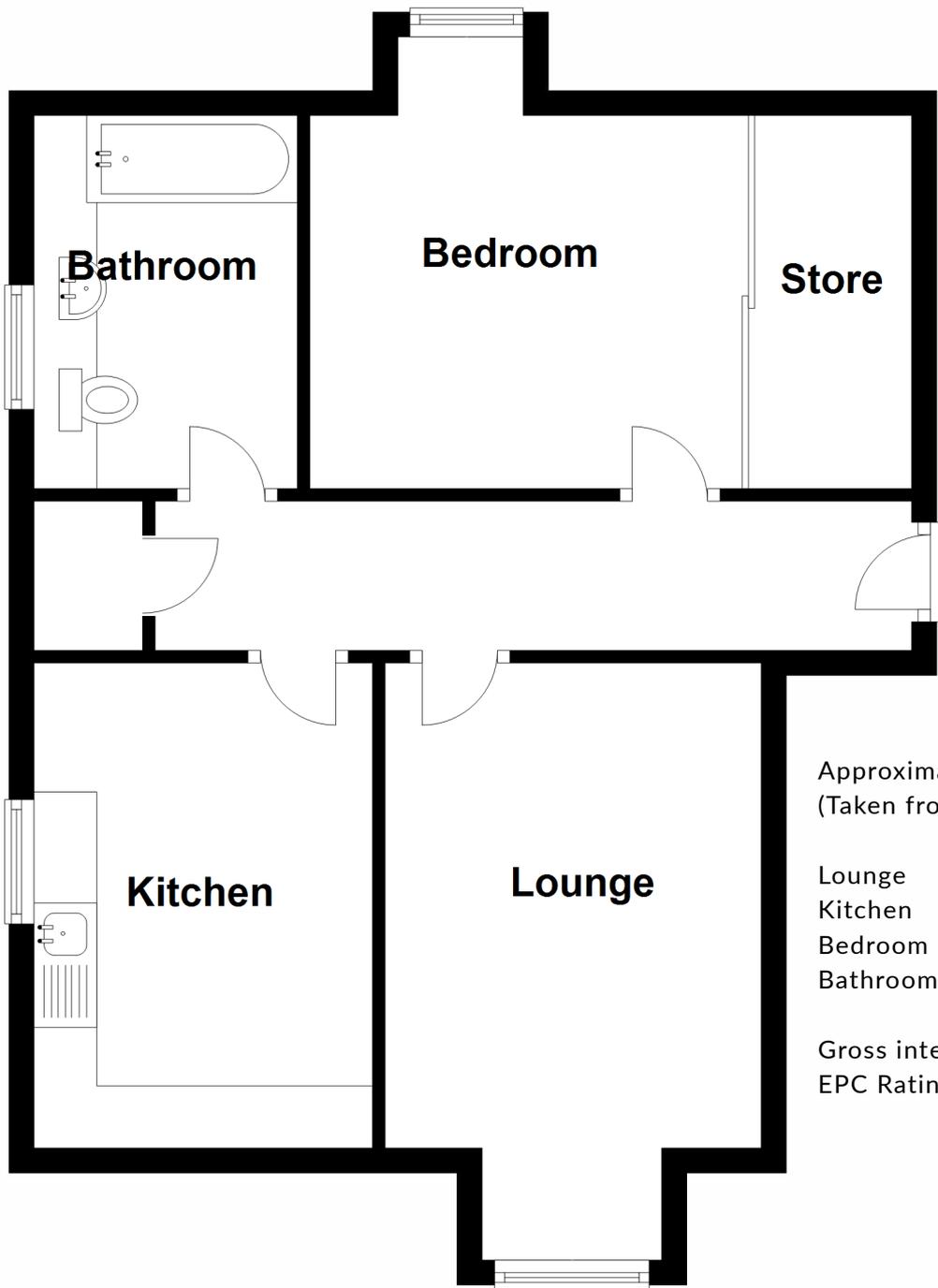


THE KITCHEN





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Bedroom	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 2.10m (6'11")

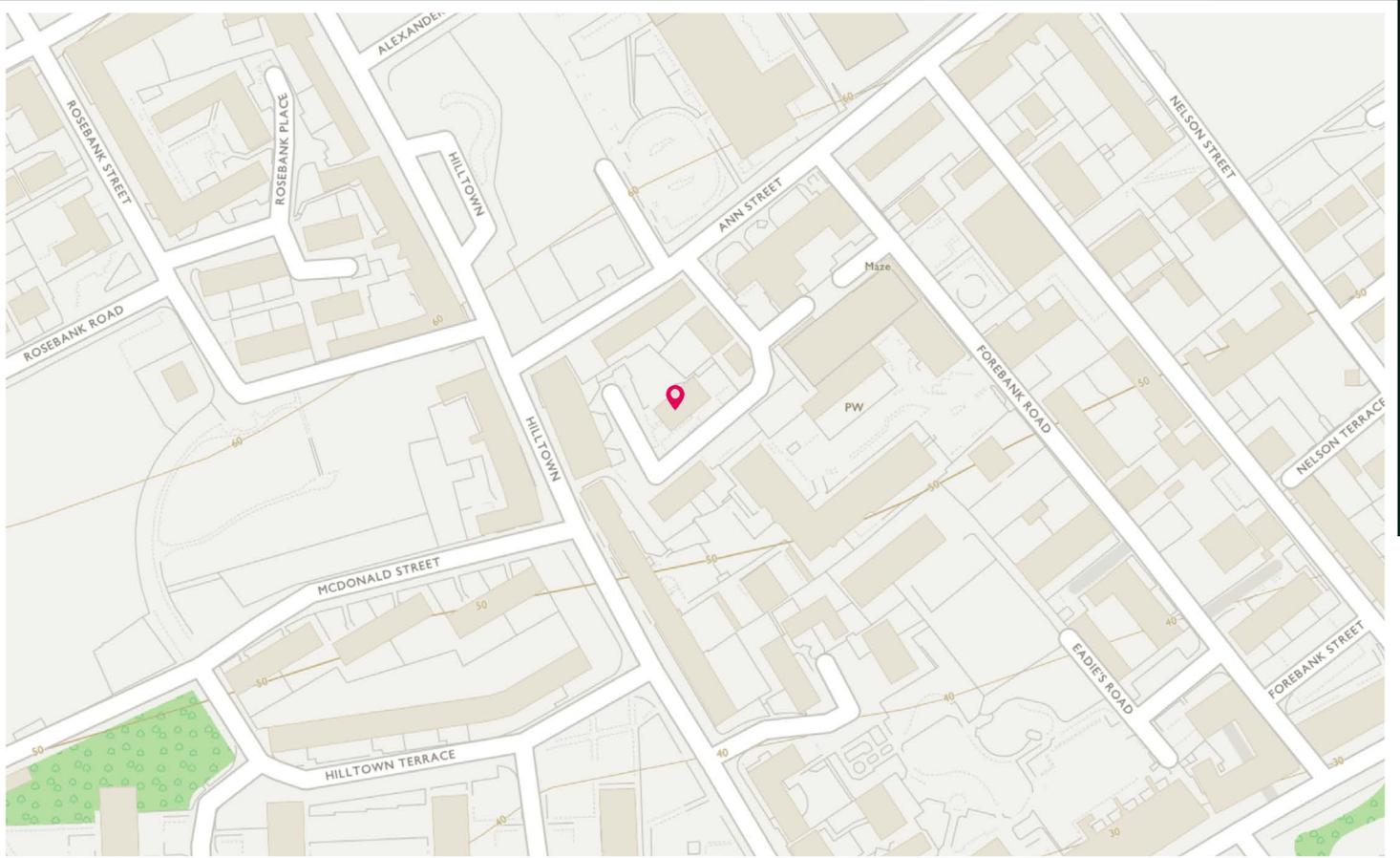
Gross internal floor area (m²): 60m²
EPC Rating: C



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. St Andrews is also within easy driving distance. 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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