



Flat 6, Old Sailor's Home  
62 Dock Street  
Dundee  
DD1 3DU

- SECOND FLOOR FLAT
- ENTRANCE HALL
- OPEN PLAN LOUNGE/KITCHEN
- TWO BEDROOMS
- BATHROOM
- UNDERFLOOR HEATING; SEC ENTRY
- PRIME CENTRAL LOCATION
- ESSENTIAL VIEWING

Offers Over  
£169,000

It is important to read the Schedule  
and Home Report as these contain  
key information.





## DESCRIPTION

We are delighted to offer to the market this Second Floor Flat forming part of the conversion of the landmark historic building formerly the Old Sailors Home. Flat 6 is one of the brighter, more spacious properties in the development, offering contemporary accommodation yet with the benefit of some delightful original features, sash and case windows, underfloor heating, security entry system and fire sprinkler system.

Entry to the property is via the well maintained common stairwell with original stone steps and wrought iron balustrade. A passenger lift provides access to all levels of the building. The entrance hall is spacious and has been used as a dining area by the present owners. It also has a built-in cupboard which houses the hot water cylinder and electric fuse box. The open plan lounge/dining/kitchen is a most impressive room with wall length south facing windows, which flood the room with natural light and offer panoramic views over the City and Quay area. The kitchen is fitted with a range of white hi-gloss units with contemporary style splashback wall tiling, integrated hob, oven, overhead extractor hood, fridge, freezer, dishwasher and washer/dryer. There is ample space for lounge and dining furniture so the room could easily be arranged in a variety of ways to the individual purchaser's requirements. Bedroom one is quietly situated to the rear of the property with recessed window and large wardrobe fully fitted with shelves and hanging rails, providing excellent storage space. Bedroom two is another double room, also situated to the rear of the property. The bathroom is fitted with a three-piece white suite with tiling over the bath and instant 'Mira' shower, WC and wash hand basin.

The decor throughout is bright and contemporary and the flooring is a combination of laminate and ceramic tiling. Early internal viewing is the only way to appreciate the high standard of finish and layout of this unique property.





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#### ACCOMMODATION

Entrance Hall	11'1 (at widest) x 11'4
Lounge/Kitchen/Dining	16'0 x 17'5 (at widest points)
Bedroom One	8'10 x 12'4 (excl wardrobes)
Bedroom Two	7'8 x 11'10
Bathroom	5'2 x 8'11

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NOTE: The building is factored by Ross & Liddell with an approximate cost of £110 per month payable to cover the cost of the buildings insurance, cleaning and maintenance of the communal areas and passenger lift.

INCLUDED IN SALE: Fitted floor coverings. Integrated kitchen appliances as detailed.

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £170,000/ C

COUNCIL TAX: Band B





## LOCATION

Situated in a prime City Centre location close to all shopping and leisure amenities, bars and restaurants and within walking distance of Universities, Colleges. The V & A is just a short stroll away. There is easy access to both A90 and A92 dual carriageways which provide useful commuting links to other towns and cities.

## DIRECTIONS

Travelling on Riverside Drive towards the City Centre continue heading east passing the Malmaison Hotel and Holiday Inn. Keeping to the left lane you will find the property on the corner of Candle Lane just before Trades Lane. On-street parking is available on Trades Lane, or there is short stay parking at City Quay.

## OUTSIDE

There is a communal area to the rear suitable for bin storage.



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