

**FOR SALE**



Scan For Virtual Tour



**South Victoria Dock Road**

extremely spacious Apartment

2 Bedroom, 2 Bathroom, Apartment

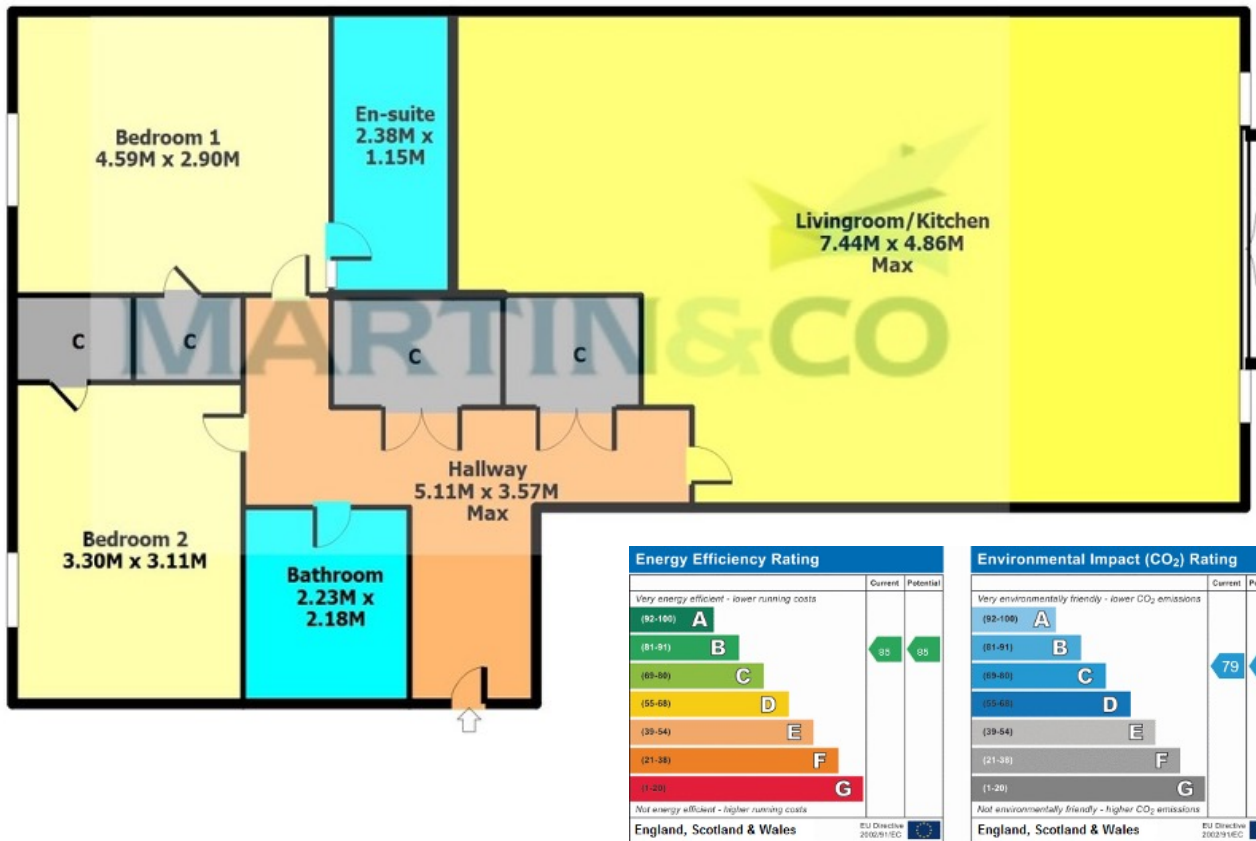
2 x Parking Spaces & Allocation Of Visitor Permits

**Offers Over £200,000**



- Spacious Lounge/Dining/Kitchen
- Two Double Bedrooms
- Family Bathroom

- En-Suite Shower Room
- Permit Parking (Two Cars)
- Door Security Entry System



New to the market this well presented second floor apartment which is located in a block of similar style properties in the very popular City Quay Development. This very desirable apartment is in move in condition throughout and practical benefits include double glazing, energy efficient electric heating, elevator and a secure entry system. Included in the sale are all carpets, floor-coverings and curtains where fitted along with the integrated oven, hob, Extractor Fan, fridge, freezer, dishwasher and freestanding washer/dryer. (In addition to the kitchen extractor there is a central extraction system throughout the property)

The accommodation comprises a comfortable open plan lounge/dining/kitchen which boasts a large balcony with ample space for seating. The generous master bedroom benefits from a double wardrobe and en suite shower room. There is a further double bedroom also with fitted storage and the family bathroom with shower over the bath. Externally this flat benefits from permit parking adjacent to the building. Two cars for owner or tenant and an allocation of visitors passes for guests visiting the proper

City Quay is within Dundee's £1 Billion regeneration scheme which includes the recently finished "V&A museum" and the imminent "Eden Project" which will further enhance the City Centre and harbour area.

**This property is EPC B rated**

**This Property is being sold with no chain**





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

