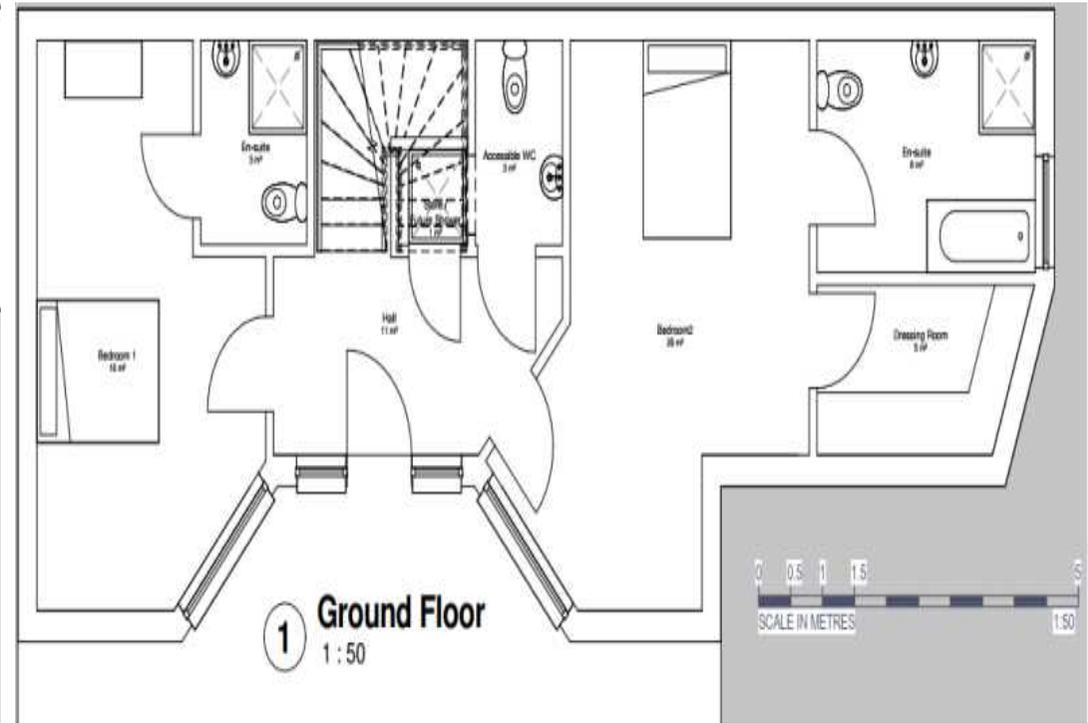
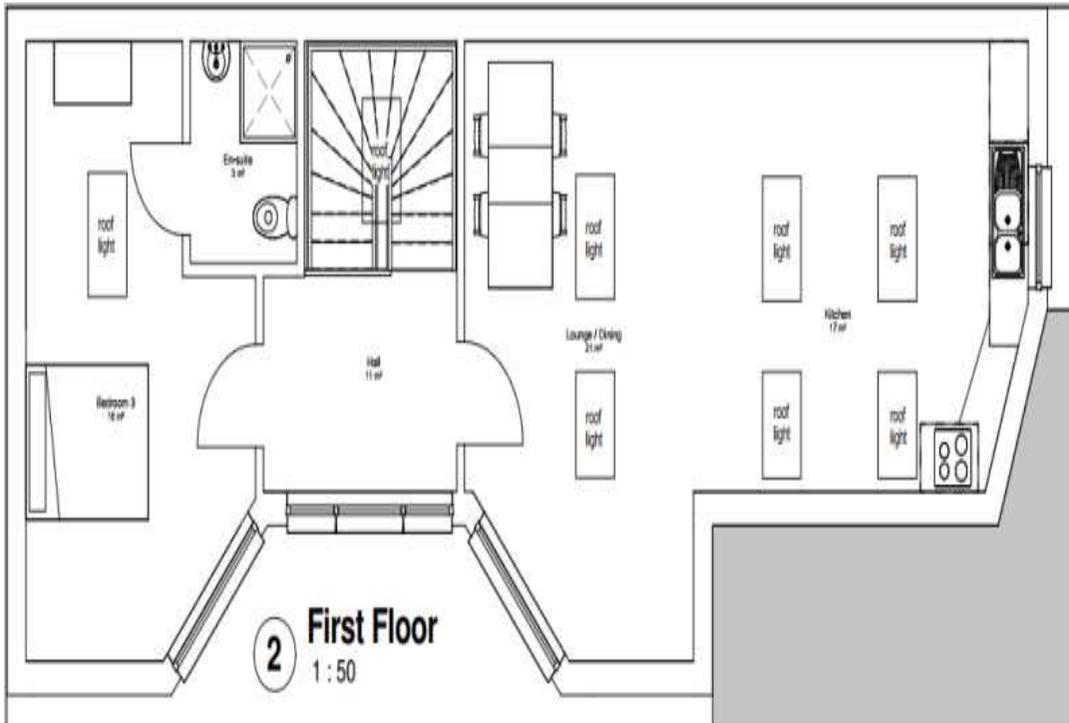


18 - 20 Castle Street, Dundee, DD1 3AF

POA £





## THE PROPERTY

City Centre Building plot with planning permission for the erection of a two storey, three-bedroom villa with services available at hand. The site enjoys a very private and secluded location and is accessed via a secure entry pend leading to a court yard.

City Centre Building plot with planning permission for the erection of a two storey, three-bedroom villa with services available nearby. The site enjoys a very private and secluded location and is accessed via a secure entry pend leading to a court yard.

This is an extremely rare opportunity to purchase a plot with planning permission to build, to our knowledge, the first newly built house in Dundee City Centre in over 100 years. The location of the plot could not be more perfect. Castle Street is a highly sought-after town centre location with an eclectic mix of shops, cafes and is only a short walk to the world-famous V&A Museum.

The plot was formerly Wallace's Auld Dundee Pie Shop which was a household name in the city until it closed down in the late 1970's. During the Second World War it is reported the queues for pies and bridies stretched down to the bottom of the street as they were able to supplement the meat ration. The bakery which is hidden from street view has not been used since 1977.

A pend between two shops offers access from Castle Street, which then opens into a large courtyard. Once built, this stunning 3-bedroom / 3 en-suite home would be ideal for city centre living, appealing to investors looking to offer serviced accommodation, of which there is currently a high demand and returning great yields.

The tranquil courtyard setting in the heart of the city centre, coupled with the history behind the bakery, will make a unique and highly desirable home which would especially appeal to tourists visiting the V&A Museum that are looking for exclusive luxury accommodation within a few minutes' walk. Demand for Airbnb style properties in Dundee is high, with increased occupancy at all hotels, many owners are commanding exceptional incomes for this style of home.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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