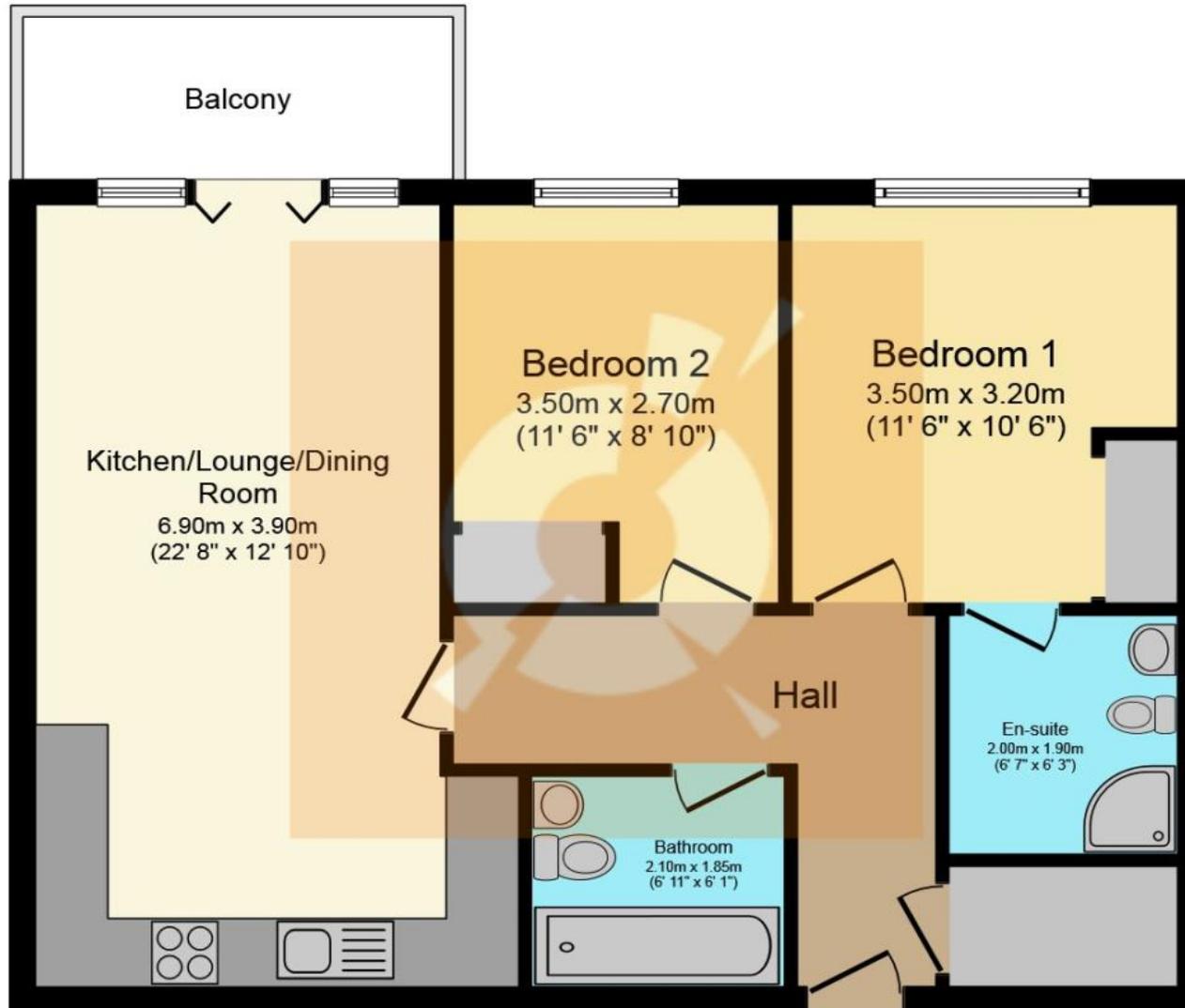




28 Marine Parade Walk, Dundee

Offers Over £182,500





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

We are delighted to bring to the market a truly outstanding opportunity to buy an impressive 2-bedroom apartment with UNINTERRUPTED VIEWS of the River Tay. Please contact your personal estate agent The Property Boom for more details.

Access to this property can be gained via an ultra-modern video entry system, providing access to elevator. When entering this property, in the first instance you'll discover the warm, welcoming reception hallway with calm, neutral décor and fitted carpets which will lead you to the impressive open plan lounge/dining kitchen.

The superbly spacious family lounge is complimented beautifully with tasteful, quality flooring and neutral décor throughout. Elegant patio doors flood the room with natural light as well as providing access to the charming balcony with handrails, allowing you to admire the breath-taking views of the River Tay.

The high quality fitted dining kitchen offers ample storage space within its oak effect cabinetry. Granite effect counter tops provide a generous work surface. The kitchen consists of a stainless-steel sink with chrome mixer tap and integrated appliances include a 4-ring electric hob with cooker hood and electric oven/grill, fridge freezer, dishwasher and washing machine which will all be included within the sale of this property, making this the perfect purchase for investors and first time buyers alike.

This property contains two generously proportioned double bedrooms, both offering ample storage solutions within their built-in mirrored wardrobes. Dual-aspect windows engulf both rooms with natural light and neutral fitted carpets amplify the feeling of bright airy spaciousness. The master bedroom is further complimented with an en-suite shower room consisting of a large walk in shower cubicle, W.C. and wash-hand basin.

To complete this impressive apartment is the super stylish family bathroom with a three-piece white-glazed bathroom suite and aesthetic black floor tiles and partial wall tiling. The bathroom consists of an electric shower-over-bath, W.C. and wash-hand-basin, all with contemporary chrome fixtures and fittings.

Within walking distance of Dundee city centre. The location adds to the appeal of this property due to its proximity of both Dundee & Abertay University, making this apartment ideal for Buy-to-let opportunities, Air BnB, first time buyers, home movers or students coming to the area to study. Early viewing is recommended so please contact your personal estate agents, The Property Boom for more details.

For detailed schooling information including catchment areas please consult The Property Boom's school admissions tool on our website.

The foregoing particulars of sale are to be used as a guide only. No details are guaranteed, and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property, and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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