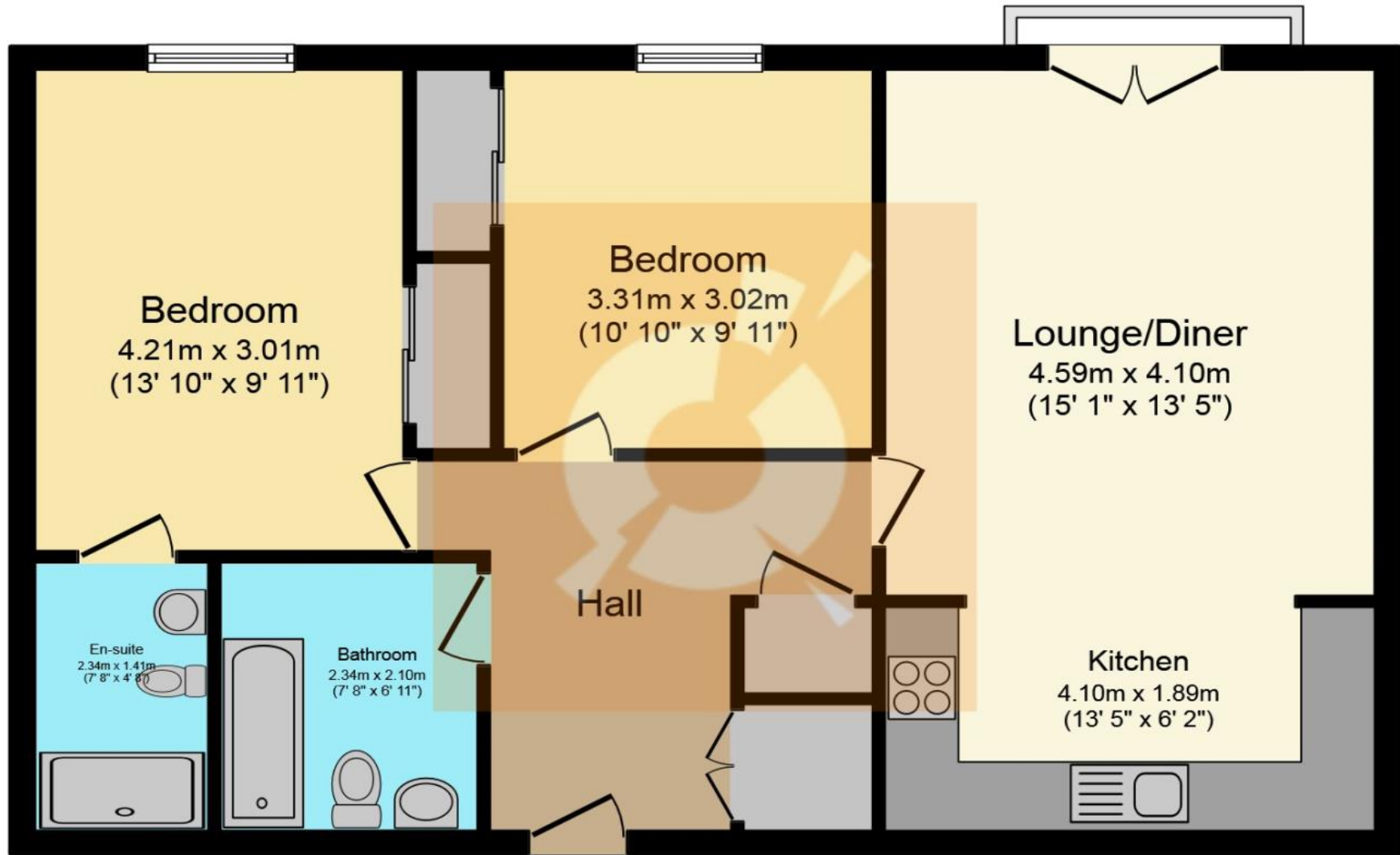




5 Gourlay Yard, Dundee, DD1 3BR

Fixed Price £184,000





## Floor Plan

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

## THE PROPERTY

**\*\*\* FIXED PRICE \*\*\* UNDER HOME REPORT VALUE \*\*\*** An exciting opportunity has arisen to acquire this stunning 2-bedroom, second floor apartment with spectacular River views, a secure entry system and private parking. **EXCELLENT INVESTMENT.** Please contact your personal estate agents, The Property Boom for much more information.

Access to this impressive accommodation is via a secure entry system leading you in the first instance to the warm, welcoming reception hallway which offers access to several rooms.

You will immediately be drawn to the bright and airy open-plan lounge, dining area and kitchen which has been tastefully decorated throughout with warm, neutral colours and quality flooring to create the perfect space to relax and unwind with family and friends.

Stylish French doors fill the entire area with an abundance of natural light, as well as providing access to a balcony which boasts spectacular views of the River Tay. The open-plan layout provides the perfect place for entertaining guests.

The kitchen consists of a stainless-steel sink chrome tap and splashback, 4 ring gas hob and electric oven/grill with extractor hood, fridge, freezer and dishwasher which will all be included within this sale, making this an excellent first-time buy. Oak-effect wall and floor mounted cabinetry provides ample storage space and contrasting granite-effect counter tops offer plenty of workspace.

Two double bedrooms can be found within this property, featuring large window formations and built-in double wardrobes to provide excellent storage solutions. The master bedroom is beautifully complimented with an en-suite shower room which contains a walk-in shower cubicle, wash-hand-basin and W.C. Contemporary fixtures and fittings include a heated towel rail.

To conclude this wonderful accommodation is the pristine family bathroom with neutral wall tiles and contrasting floor tiles. This bathroom consists of three-piece, white-glazed sanitaryware to include a shower over bath with glass screen, wash-hand-basin and soft-close W.C.

This property further benefits from double-glazing and electric heating, providing each room with a lovely warmth.

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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