

property@hodge



65 Gourlay Yard
Dundee
DD1 3BR

Offers over
£259,995



Kitchen/Living Area 7.30m x 4.84m (23'11" x 15'11")

Utility Cupboard 1.63m x 1.41m (5'4" x 4'8")

Bedroom One 5.53m x 3.40m (18'2" x 11'2")

En Suite One 2.36m x 1.15m (7'9" x 3'9")

Bedroom Two 4.41m x 2.93m (14'6" x 9'7")

En Suite Two 3.2m x 1.15m (10'6" x 3'9")

Bedroom Three 3.45m x 3.08m (11'4" x 10'1")

Family Bathroom 2.26m x 2.08m (7'5" x 6'10")



Situated within the highly sought-after City Quay development, this well-presented top-floor apartment enjoys a prime waterfront setting with spectacular views over the River Tay, offering an enviable lifestyle in one of Dundee's most desirable locations.

The spacious accommodation comprises a bright open-plan lounge, dining area and modern fitted kitchen. The principal bedroom benefits from a stylish en suite shower room and doors leading onto a private balcony. There are two further generous double bedrooms, one of which also benefits from an en suite shower room, together with a modern family bathroom.

The property also benefits from double glazing, electric heating, a secure entry system, lift access, a private garage and an allocated parking space.

Combining spacious accommodation, exceptional views and a sought-after waterfront location, this superb apartment is expected to generate significant interest. Early viewing is therefore highly recommended.

South Victoria Dock Road occupies a prestigious waterfront position within Dundee's renowned City Quay development, just a short walk from the city centre and the iconic V&A Dundee. The property is ideally located for both the University of Dundee and Abertay University, making it an excellent choice for professionals, academics and investors alike. A wide range of shops, cafés, restaurants and leisure facilities are all within easy reach, while excellent transport links, including Dundee Railway Station, Dundee Airport and the A90, provide convenient connections throughout the region.

The property is subject to a factoring agreement with Estates Management Ltd for the maintenance of the communal areas, including the building, landscaped grounds, stair cleaning, lift servicing and buildings insurance. The current factoring charge is approximately **£165 per month**.



- Open Plan Lounge/Kitchen
- 3 Bedrooms(2 En Suite)
- Lovely River Views
- Family Bathroom
- Garage & Driveway
- GCH & DG
- Annual Management Charge
- Close to Public Transport
- Council Tax Band E
- EPC Rating C

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Directions: [what3words///pile.fever.obey](https://www.what3words.com/pile-fever-obey)

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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