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29 Vernonholme, Riverside Drive,
Dundee, DD2 1QJ







A bright second floor apartment set within the prestigious Vernonholme Development

2 Bed 2 Bath 1 Reception

This attractive two-bedroom apartment forms part of the Tay Block within the prestigious Vernonholme Development, set in private landscaped grounds beside the Botanic Gardens in Dundee's highly sought-after West End. Well presented and spacious throughout, the property opens into a welcoming hallway leading to a breakfasting kitchen with generous work surfaces, good storage and space for family dining. The bright lounge is a standout feature, with impressive floor-to-ceiling west-facing bay windows framing views over the gardens and towards the River Tay. The generously sized primary bedroom enjoys the same west-facing outlook and benefits from fitted wardrobes and an ensuite shower room. A further double bedroom with fitted storage and a family bathroom complete the accommodation. Residents enjoy access to extensive shared gardens surrounding the mansion. The apartment also benefits from a private parking space, additional visitor parking, shared bike and bin storage, gas central heating, and the inclusion of all carpets, floor coverings, blinds, integrated oven, hob, washing machine and fridge freezer. Further items may be included by separate negotiation. Factor fees apply and range from £80 - £100 a month.

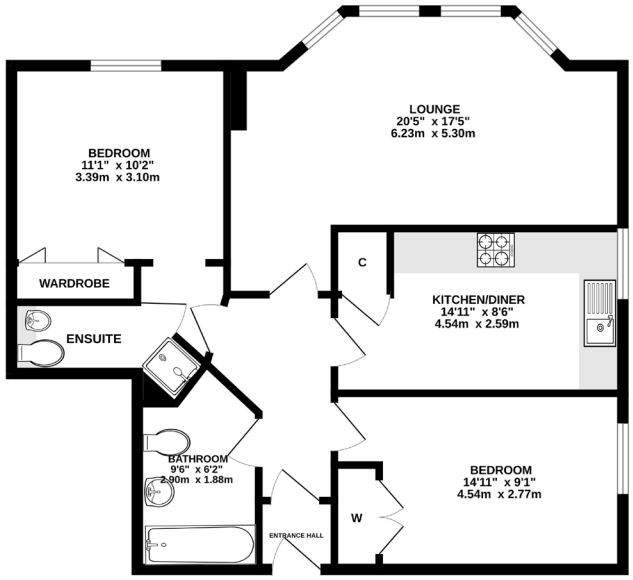
Features

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- Principal Bedroom with en suite shower room
- Further Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Landscaped Gardens
- Residents Parking
- EPC C

Offers Over £230,000

10k under HR valuation

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.