




McEwan Fraser Legal
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16 Thorter Neuk

DUNDEE, DD1 3BU



The area around the property - The City Quay

LOCATION

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery, a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all needs.

Thorter Neuk is located on the City Quays within walking distance of boutique spa hotels, shops, restaurants and the City Centre. Drive or walk past the unicorn to one side of you and the Tay Bridge to the other. Water lapping against the Quay and the city on the doorstep, not forgetting the V&A coming soon to the area.

This is an excellent opportunity to acquire a two bedroom apartment in the City Quays area of Dundee. Designed with 'weathered' wood and round 'portholes' the apartments sit like an ocean going Liner with the edge of the quay to one side and the Tay on the other.

Once inside, not only do you have the convenience of the location, but also the comfort of a modern apartment on the second floor. The door opens to the hall from where access is given to all rooms. The lounge is well proportioned with a recessed nook, ideal for a desk. The large floor to ceiling window adds a focal point whilst the flooring is modern and neutral. The kitchen comes off the lounge with sleek fitted units and integrated appliances. Then there are two double bedrooms each with built in wardrobes with sliding mirror doors. The bathroom provides the benefit of a bath with shower over and protected by a glazed screen. As an added bonus, additional storage is found in the hall.

Externally communal gardens sit calmly in the middle of the buildings and resident parking is certainly plentiful.

Overall, this home does need a little TLC to regain its former glory and this is clearly reflected in the home report value.

PROPERTY



LOUNGE & KITCHEN



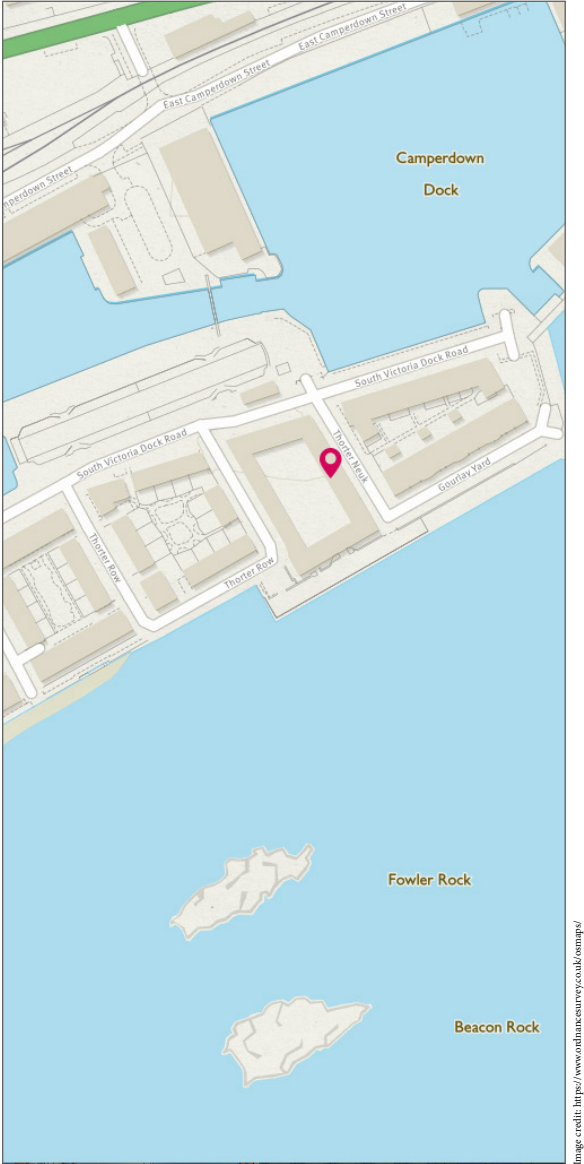
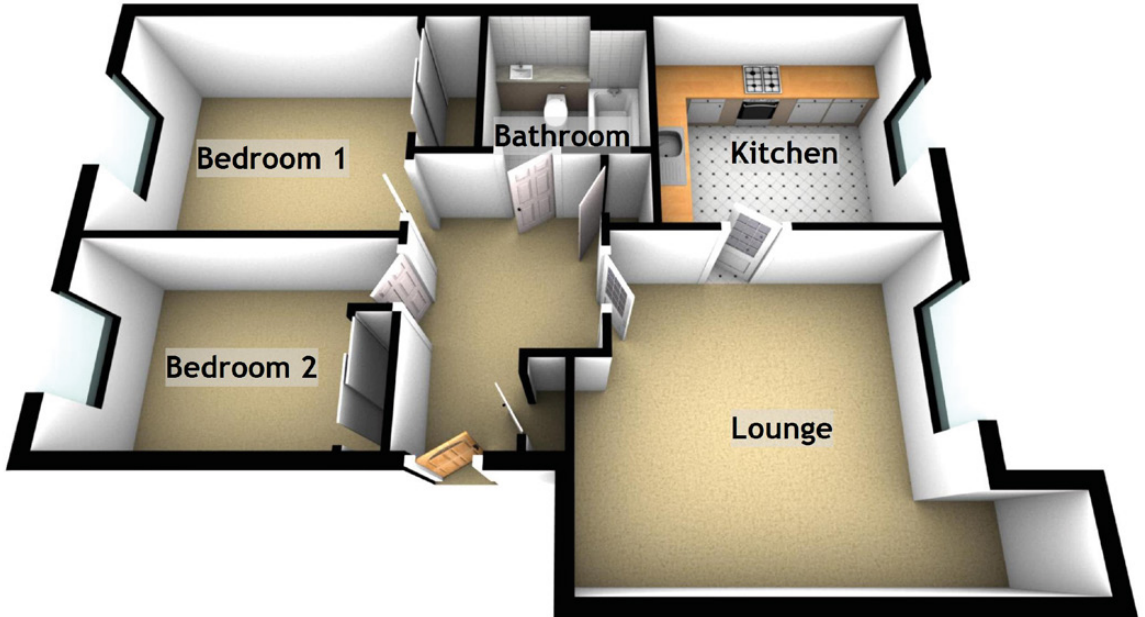


BEDROOMS & BATHROOM



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)		Gross internal floor area (m ²)
Lounge	4.20m (13'9") x 3.90m (12'10")	59m ²
Kitchen	3.20m (10'6") x 2.90m (9'6")	
Bedroom 1	3.60m (11'10") x 3.00m (9'10")	EPC Rating
Bedroom 2	3.60m (11'10") x 2.40m (7'10")	
Bathroom	2.00m (6'7") x 1.90m (6'3")	C



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