



2/1, 8 Shepherds Loan, Dundee, DD2 1AX

Tastefully Presented, Traditional, One-Bedroom, First-Floor Flat

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Property Description

Tastefully presented, one-bedroom, second-floor flat, forming part of a traditional, stone-built tenement. Conveniently located on a quiet side street, in the vibrant and fashionable 'Perth Road' area of Dundee city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom, and bathroom.

Highlights include a modern fitted kitchen and stylish bathroom, tall ceilings, contemporary flooring, gas central heating and double glazing.

An ideal starter home or buy-to-let opportunity, with a shared garden to the rear, unrestricted, on-street parking, and easy access to the Magdalen Green and the waterfront.

A high-ceilinged entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the flat. A bright, southerly-facing reception room features smoothing corning and open display shelving, and offers flexible space for lounge furniture, with room for casual dining. Next door, and sharing the same sunny aspect, a kitchen, with built-in storage, is fitted with contemporary units and worktops, and includes an integrated oven, a ceramic hob, a canopy and a fridge/freezer. Plumbing and space are available for a washing machine.

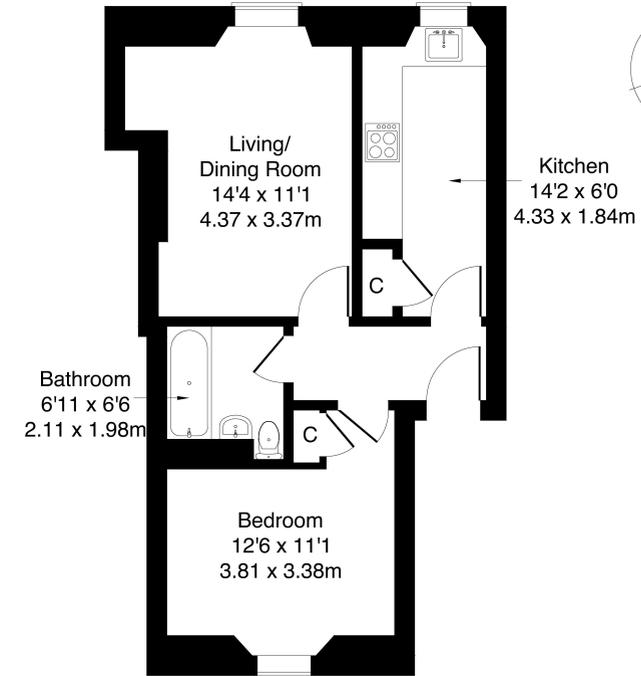
A double bedroom, with a handy built-in cupboard, enjoys a leafy, open view and provides versatile space for freestanding bedroom furnishings and storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, vanity storage and panel splash walls.



2/L - 8 Shepherds Loan, Dundee, DD2 1AX

Approximate Gross Internal Area: (409 sq ft - 38 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels,

leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. Dundee has re-invented itself as a global leader in the technologies industry and as a recognised hub for computer game development. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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