

The Old Rope Works  
Apartments  
Magdalen Yard Road  
Dundee  
DD1 4LQ



PLOT	TYPE	BED	PRICE
Plot 6	Ground floor apartment	1	Fixed Price £221,000
Plot 7	1 <sup>st</sup> Floor apartment	1	Fixed Price £226,000
Plot 8	1 <sup>st</sup> Floor apartment	2	Fixed Price £325,000
Plot 9	2 <sup>nd</sup> floor apartment	3	<b>RESERVED</b>

Council Tax TBC | Factor Fee TBC | Freehold | Reservation Fee TBC

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The Old Rope Works  
Apartments Magdalen Yard  
Road, Dundee DD1 4LQ





## Summary

Forming part of this Luxury development due for completion late 2025, these apartments offers fine views over Magdalen Green towards the River Tay and is ideally place for easy access to Dundee University, the Railway Station and all the superb amenities the West end of Dundee has to offer. Some of the luxury features are double glazing , air source heating, superb quality Kitchen and Bathroom. In addition there is a private parking space. Please see enclosed specification list. Images are for illustration purpose only.

## Features

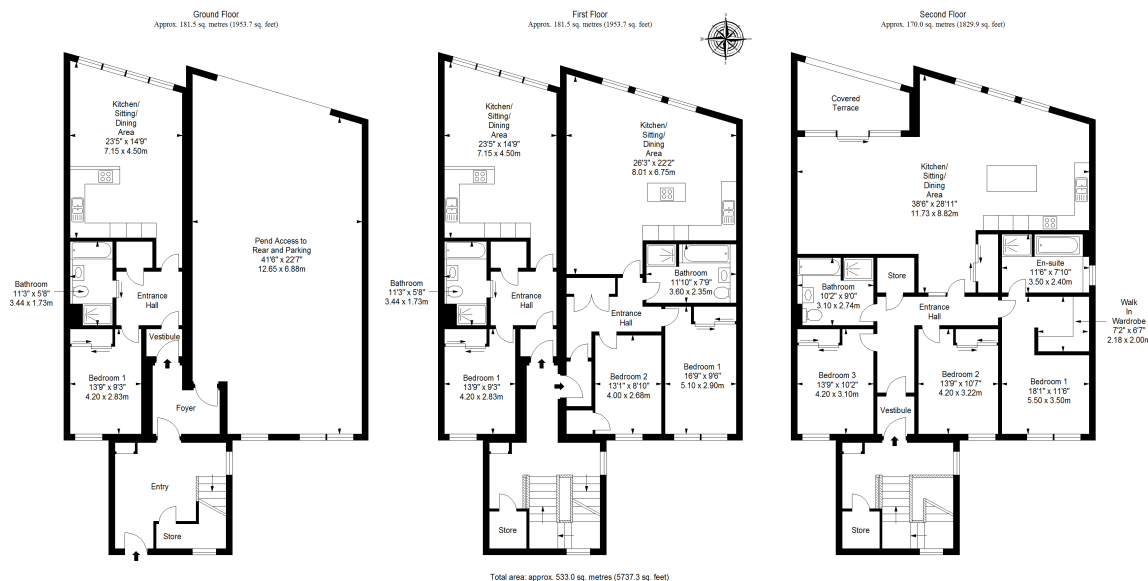
- 4 Luxury Apartments
- Exclusive development
- Air source heating
- Private carparking
- Quality finishing's throughout
- Choice of 1, 2 & 3 bed apartments







# Floorplan



## Our Branches

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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**Kitchens (All brands subject to change)**

Kitchens by Symphony or equivalent.

Bosch or similar Appliances to include but not specifically

Bosch electric oven

Bosch 4 zone induction hob

Bosch combi microwave

Bosch extractor canopy

Bosch fridge/freezer

Bosch dishwasher

1.5 bowl stainless steel sink with contemporary single mixer tap

20mm PP edge laminate work top and upstand to kitchen

Laminate work top and upstand to utility

**Bathroom, En-suite & WC (All brands subject to change)**

Vitra S1 contemporary white sanitary ware

Vitra vanity unit in master en suite

Vado chrome taps and fittings



Vado shower heads and valves

Vado mixer tap and hand-held spray to baths

Contemporary silver finish and glass shower screen

Chrome ladder towel warmers to main bathrooms and master en suite with thermostatic valves

Choice of contemporary ceramic wall tiles from Porcelanosa

Full height tiling in shower enclosures

Half height tiling around baths

Splashback tiling to vanity and basins

Floor tiling.

### **Decoration**

Internal walls and ceilings - matt white emulsion finish

Skirtings and facings – eggshell white finish

Oak faced pre-finished internal doors

Contemporary Brushed steel lever handle on round rose



### **Wardrobes**

Bedrooms – Opening wardrobe doors with shelf and hanging rail.

Dressing Room – drawer unit / worktop / shelves and hanging rails. Finish to be confirmed.

### **Electrical and Renewables**

Air source heat pump /heat recovery units.

Ample white power points throughout

TV points to lounge, family room and master bedroom

Low energy pendant light fittings

Low energy pendant downlighters kitchen and bathrooms

Low energy external pandrop style fittings to external doors, patio doors

Door entry system to front door entrance

### **Safety and Security**

Mains powered linked smoke detectors

Mains powered linked heat detector in kitchen

Battery operated Carbon Monoxide detector

### **Heating and Plumbing**

Samsung air source heat pump / exhaust to air units and radiator system with thermostatic controlled valves

Zone thermostatic control s

### **External**

Grey / White Upvc tilt turn double glazed windows

Grey Upvc double glazed French doors and screens.

Upvc fascias and soffits

Monoblock driveways abd car parking.

### **Upgrades**

The following are available and can be costed upon selection.

Kitchen upgrade.

Solid worktops.

Chrome finish electrical accessories.

Carpets and Flooring

Sanitary Ware upgrades.