



## 23e Hepburn Street, Dundee, DD3 8BR

Beautifully Presented, Two-Bedroom, Second (Top) Floor Flat

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# Property Description

Beautifully presented, two-bedroom, dual-aspect, second (top) floor flat, forming part of an established residential development. Located on a quiet side street, in the popular Hilltown area, just north of Dundee city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen and stylish bathroom, continuous contemporary flooring, and integrated bedroom wardrobes. In addition, there is double glazing, gas central heating, TV and telephone points, and a rear view of Law Hill.

Externally, there is a well-kept shared drying green to the rear, and a private store shed, with ample unrestricted street parking to the front.

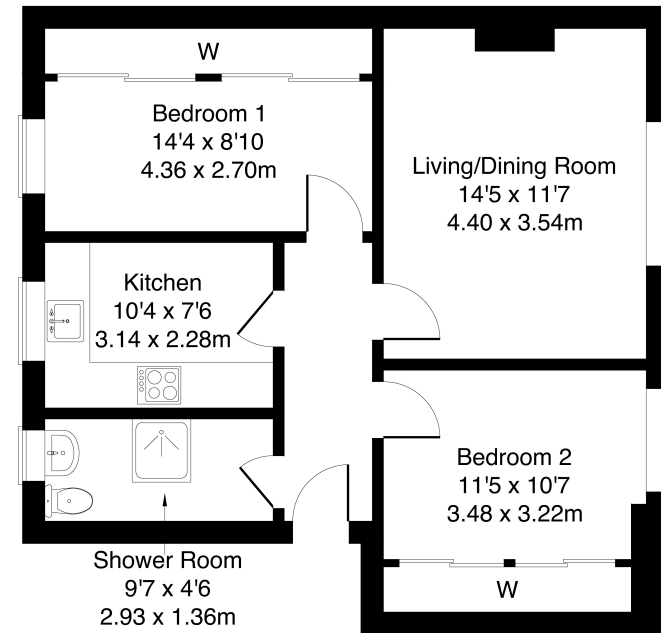
A welcoming entrance hall affords access to each room, with matching wood effect flooring continuing throughout the majority of the property. Set to the front, a spacious living room is finished with light decor and a coloured feature wall with a wall-mount TV point and fireplace point. Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops with matching splashbacks, and a sink with a drainer; with freestanding appliances including a gas cooker, a fridge/freezer and a washing machine.

Two tastefully finished double bedrooms are set to opposite aspects, similarly well-sized and finished, with light decor, central light fittings, and large fitted wardrobes, with a mirrored door for bedroom one. Completing the accommodation, the shower is fitted with a modern suite including stone effect splash wall panelling and a ladder-style radiator.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



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

# Area Description

Hilltown is a small residential area, north of Dundee city centre, with amenities and schooling available locally in the area, and excellent links to Dundee city centre and retail outlets. For outdoor recreation, there is the expansive Caird Park Golf Course, Fairmuir Park at the doorstep, and scenic walks further afield available along the coast of the River Tay. Dundee itself, 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, restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. 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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