



22g Trades Lane, Dundee, DD1 3ET

Immaculately Presented & Spacious, Two-Bedroom, Third (Top) Floor Flat with Balcony

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Property Description

Immaculately presented and spacious, third (top) floor flat, forming part of a factored residential development. Located in the vibrant Seagate area in the heart of Dundee city centre, and close to the redeveloped waterfront.

Comprises an entrance hallway, an open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a private balcony, a modern fitted kitchen, generous bathroom suites, and contemporary flooring and lighting.

Light and tastefully finished throughout, there is also gas central heating, double glazing, and good integrated storage.

Furthermore, there is an allocated parking space in the private residential car park and a secured entry system.

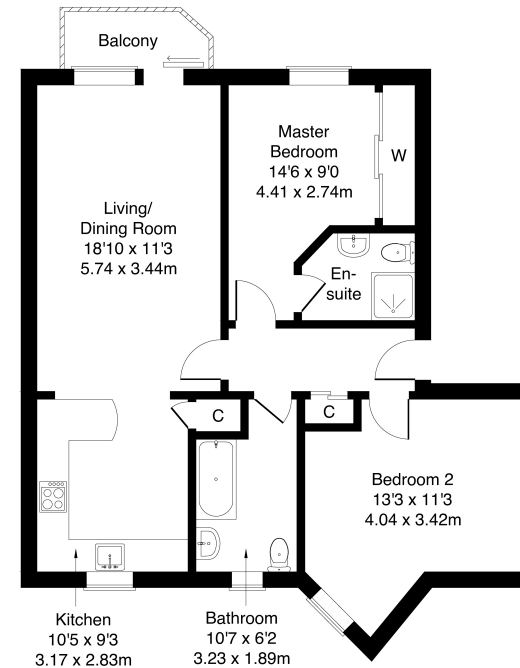
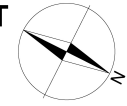
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. A spacious open-plan living/dining room/kitchen is set to the front, with the lounge/dining area featuring wood effect flooring, a wall-mount TV point, two light fittings, and a sliding patio door leading to a balcony, allowing plentiful natural light. To the rear, with easy maintenance flooring and a built-in storage cupboard, the kitchen is fitted with wall and base units, stone effect worktops, a breakfast bar, a sink with a drainer and spray-pull tap, and a tiled-effect surround; with appliances including an integrated oven, gas hob, and fridge/freezer.

Set to the front, the master bedroom offers a generous room, with wood effect flooring, a fitted wardrobe with mirrored sliding doors, and a modern en-suite shower room. A second, well-sized, double bedroom is set to the rear, with plenty of space for freestanding furnishing. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (775 sq ft - 72 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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