

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 st Floor apartment	1	Fixed Price £226,000
Plot 8	1 st Floor apartment	2	RESERVED
Plot 9	2 nd floor apartment	3	RESERVED

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



Thorntons 
The right way to move

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Road, Dundee DD1 4LQ

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.



Summary

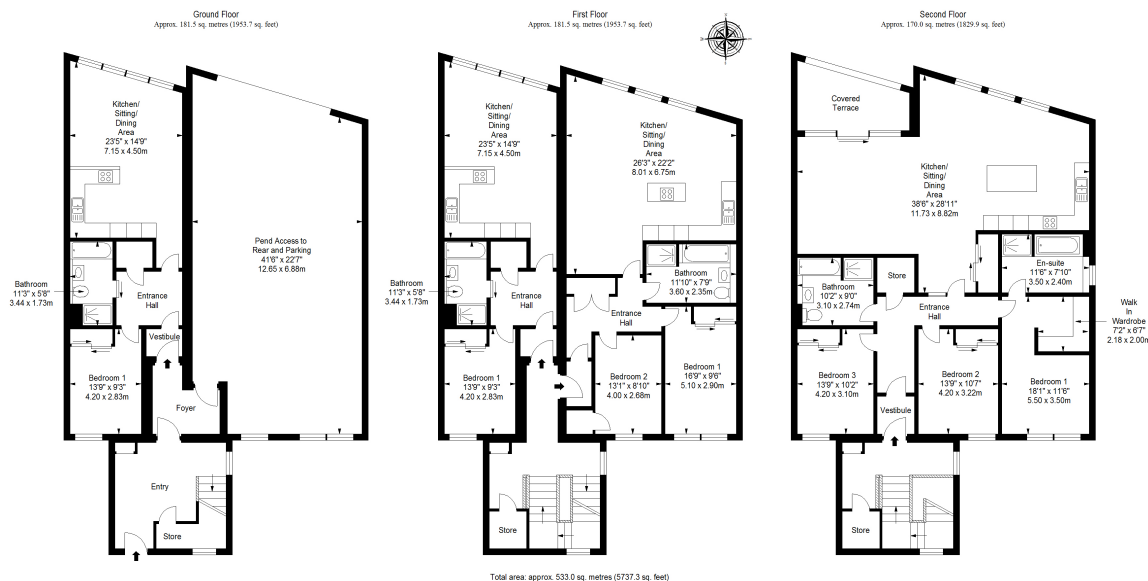
Forming part of this Luxury development due for completion late 2025, these apartments offers fine views over Magdalen Green towards the River Tay and is ideally place for easy access to Dundee University, the Railway Station and all the superb amenities the West end of Dundee has to offer. Some of the 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



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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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