



The Old Rope Works
Plot 5, Villa, Magdalen
Yard Road, Dundee
DD1 4LQ















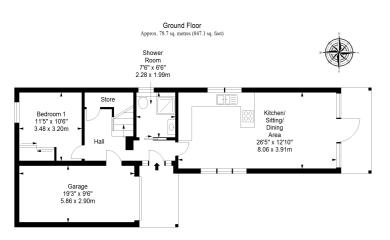
### Summary

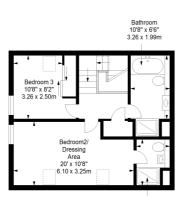
Situated in the heart of Dundee's west end by the river Tay, this is a newly built three-bedroom house. Finished to an exceptionally high standard, it has a contemporary open-plan living, dining, kitchen, bathroom, ground floor showerroom, En-suite and an intigrated garage and private parking. Located in a highly sought-after location by Magdalen Green and the River Tay, in comfortable walking distance to the Perth Road amenities, Dundee University campus and city centre.

#### **Features**

- Private Car Parking
- 3 Bedrooms (1 E/S)
- Ground Floor Shower Room
- Sought After West End Location
- Integrated Garage
- Near University Campus
- Walking Distance to City Centre & University Campus
- Open Plan Living/Dining/Kitchen
- Gas Fired Central Heating

## Floorplan





First Floor

Approx. 52.8 sq. metres (568.4 sq. feet)

Total area: approx. 131.5 sq. metres (1415.5 sq. feet)

7'9" x 5'5" 2.37 x 1.66m

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