



---

**29 MARINE PARADE, DUNDEE, DD1 3BN  
OFFERS OVER £165,000**

---



**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents

Reception@lawsoncoull.co.uk

www.lawsoncoullduncan.co.uk

<b>HOME REPORT VALUATION</b>	<b>£165,000</b>
<b>EPC RATING</b>	<b>B</b>



Set within the ever-popular waterfront area of Marine Parade, this attractive first-floor flat offers bright, well-proportioned accommodation with pleasant views and the added benefit of allocated parking. Marine Parade remains one of Dundee's most desirable locations, offering easy access to the city centre, waterfront amenities, Ninewells Hospital and excellent transport links, while enjoying a peaceful residential setting with scenic riverside walks nearby.

The property opens into a welcoming entrance hallway, with laminate flooring extending throughout, creating a modern and cohesive feel. The lounge is situated to the front and is a standout feature of the home, boasting large windows which flood the space with natural light while offering attractive outlooks towards the River Tay.

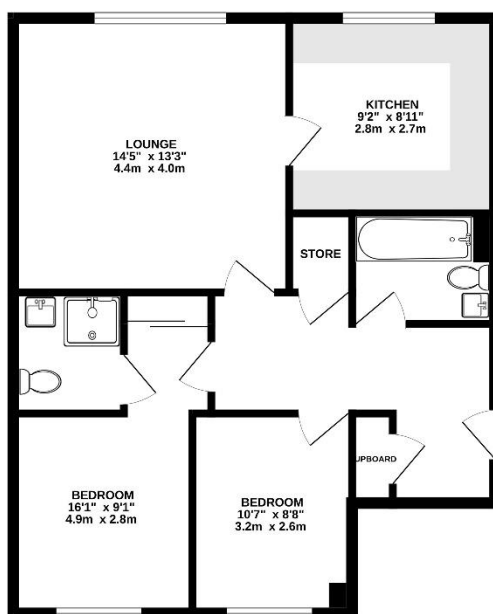
Off the lounge lies the fitted kitchen, thoughtfully designed with a range of modern units and a breakfast bar area. Appliances include a gas hob, oven, fridge freezer, washing machine and extractor hood, with good storage throughout.

The principal bedroom enjoys views over the well-maintained communal grounds and benefits from a mirrored sliding door wardrobe. An en-suite is fitted with a shower cubicle, wash hand basin and WC. The second bedroom is also positioned to the rear, again looking over the communal grounds, making it ideal as a guest room, home office or additional bedroom.

The bathroom is fitted with a bath with shower over, alongside a bulkhead vanity unit incorporating a wash hand basin and WC, with partial tiling completing the space.

Externally, the development is well maintained with landscaped communal gardens and the property benefits from one allocated parking space.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Marked with telephone symbols.



