

39 MARINE PARADE, DUNDEE, DD1 3AU
OFFERS OVER £220,000





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HOME REPORT VALUATION	**£220,000**
EPC RATING	**C**

Set within the ever-popular waterfront development of City Quay, this attractive top-floor apartment enjoys stunning elevated views across the River Tay together with the benefit of allocated parking and lift access. The development remains one of Dundee's most desirable residential locations, offering convenient access to the city centre, waterfront attractions, Ninewells Hospital and excellent transport links whilst enjoying scenic riverside walks on the doorstep.

The property opens into a welcoming entrance hallway with laminate flooring, two useful storage cupboards and a secure entry phone system. The impressive open plan lounge and kitchen is undoubtedly the focal point of the home, offering a bright and spacious living environment complemented by spectacular south-facing views across the River Tay. Patio doors open directly onto a private balcony, creating the perfect space to relax and enjoy the ever-changing waterfront outlook.

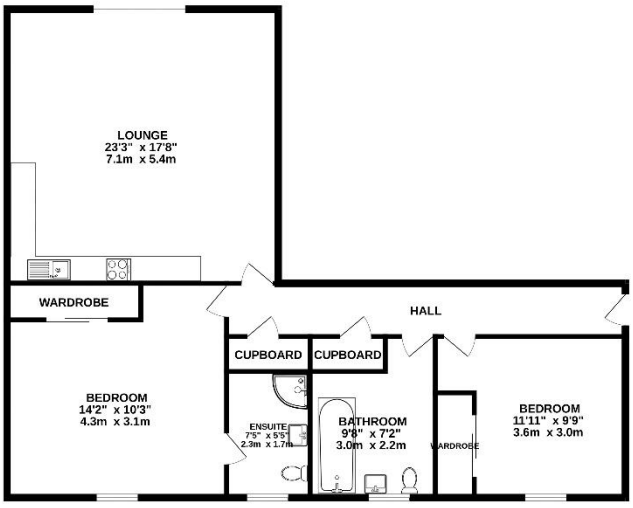
The kitchen is fitted with a range of modern wall and base units and incorporates an integrated hob, oven, stainless steel sink, dishwasher, washing machine, fridge and freezer, providing a practical and stylish space for everyday living and entertaining.

Both bedrooms are generously proportioned doubles, benefitting from carpet flooring and fitted wardrobes with mirrored sliding doors. The principal bedroom further enjoys the convenience of an en-suite shower room fitted with a corner shower cubicle, while the second bedroom offers flexible accommodation for guests, family members or those working from home.

Completing the accommodation, the bathroom is fitted with a three-piece suite comprising bath with electric shower over, wash hand basin and WC. Tiled flooring, partially tiled walls, a heated towel rail and a concealed bulkhead unit housing the sanitaryware create a smart and practical finish.

Externally, the property benefits from an allocated parking space situated on the ground floor of the block, while a lift within the communal stairwell provides convenient access to all levels. The combination of modern accommodation, excellent amenities and breathtaking river views makes this an ideal home for a wide range of purchasers.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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