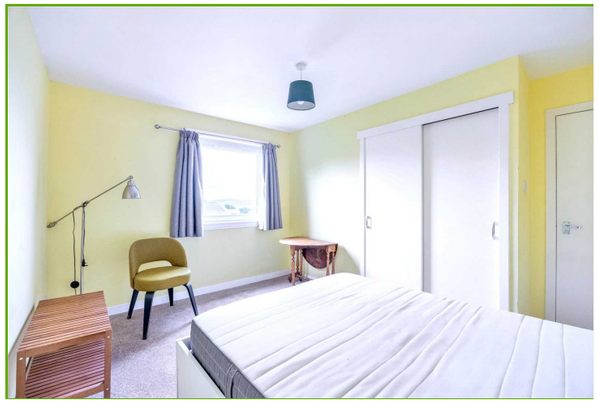
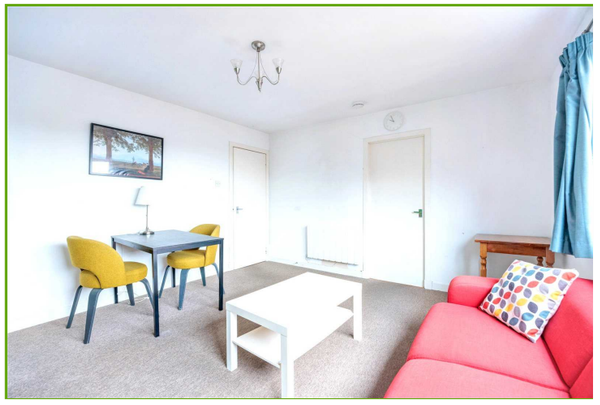


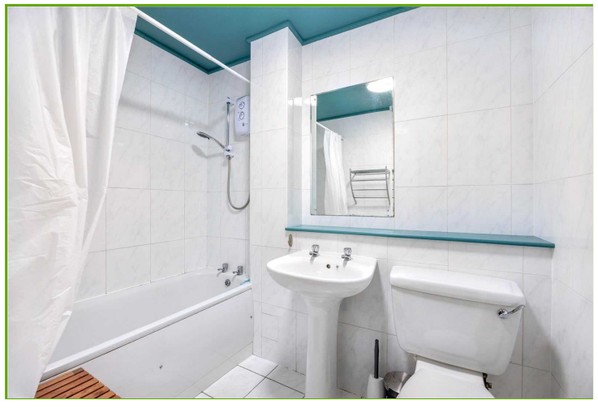














3/R 8, Patons Lane, Dundee,
Angus, DD2 1BY

Offers Over: £150,000

YOUR MOVE

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The Property Ombudsman

3/R 8, Patons Lane, Dundee, Angus, DD2 1BY

Offers Over: £150,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D

Two bedroom top floor flat located in the West End of Dundee close to Perth Road and Magdalen Green.

Description
Situated in the highly sought-after West End of Dundee, this bright and well-proportioned top floor flat enjoys an excellent location with impressive views towards the River Tay. Conveniently positioned close to local amenities, universities, transport links, and the city centre, the property offers an ideal opportunity for first-time buyers, professionals, downsizers, or investors.

The accommodation extends to approximately 57 sq m (614 sq ft) and benefits from electric heating, generous room sizes, excellent natural light, and built-in wardrobes in both bedrooms.

Hallway
A welcoming central hallway providing access to all accommodation and offering useful storage space.

Bathroom
A modern bathroom, fitted with a shower over bath, wash hand basin, and WC.

Kitchen
A practical fitted kitchen offering a range of wall and base units with worktop space and room for appliances.

Living Room
A spacious and bright reception room. The room provides ample space for both lounge and dining furniture and enjoys elevated views towards the Tay.

Bedroom 1
A generous double bedroom featuring a built-in wardrobe and ample space for additional bedroom furniture.

Bedroom 2
A well-proportioned second double bedroom, also benefiting from a built-in wardrobe, making it ideal as a guest room, home office, or additional bedroom.

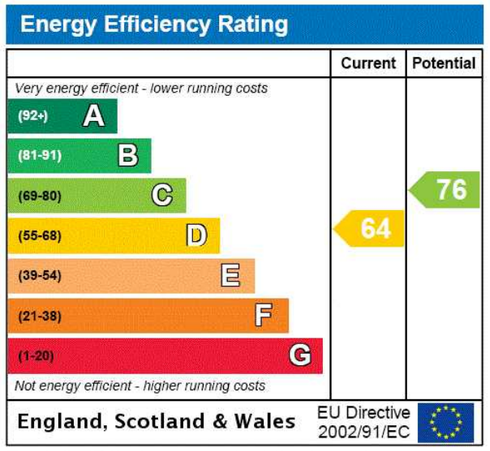
External
Conveniently located in the West End within walking distance to the city centre, parks, shops, and other amenities. There is a shared garden at the rear, and on street parking available at the front.

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All Measurements
All Measurements are Approximate.

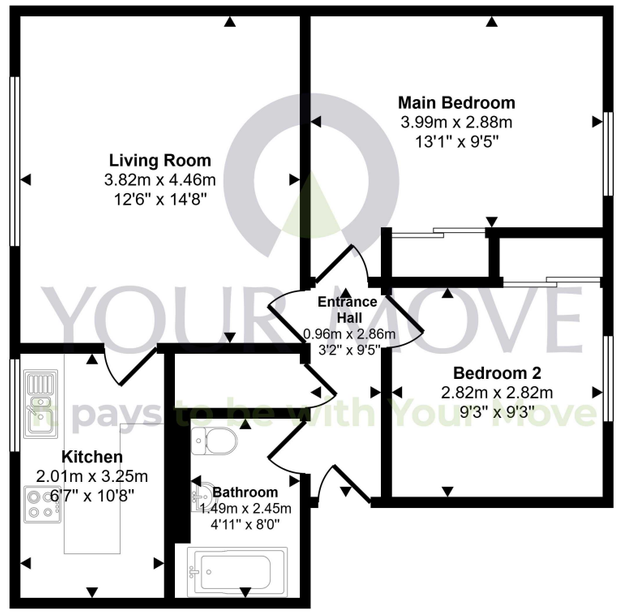
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Approx Gross Internal Area
57 sq m / 614 sq ft



Floorplan

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.