



12 (4FL) WHITEHALL CRESCENT

CITY CENTRE, DUNDEE, DD1 4AU

D.J.ALEXANDER
Sales & Lettings

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 743 SQ FT  Street Parking

PROPERTY OVERVIEW

- Traditional fourth floor tenement flat
- Sought-after city centre location
- Bright open plan sitting/dining room/kitchen
- Modern fitted kitchen
- Three generous double bedrooms
- Contemporary bathroom
- Gas central heating
- On-street parking



Situated on the fourth floor of a traditional tenement in the heart of Dundee, this spacious three-bedroom flat offers bright and well-proportioned accommodation, ideally suited to a range of buyers including professionals, first-time purchasers and investors.

The property is entered via a welcoming hallway which leads to an impressive open plan sitting, dining and kitchen area. A beautiful bay window floods the room with natural light, creating an inviting space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of wall and base units, complemented by coordinating splashbacks and integrated appliances for a sleek, modern finish. There are three generously sized double bedrooms, each offering excellent space and flexibility. The bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

Further benefits include gas central heating and on-street parking.



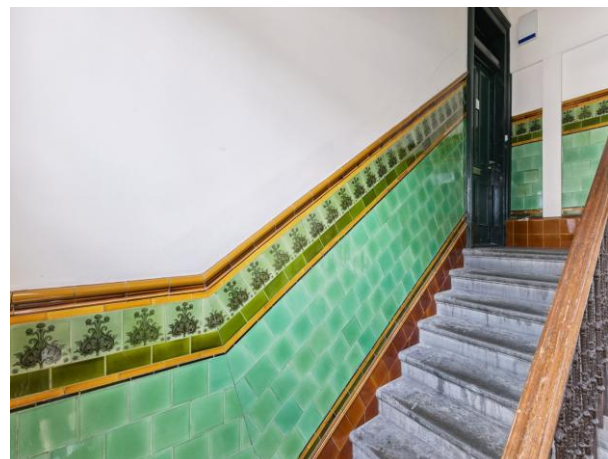
LOCATION

Whitehall Crescent enjoys a prime city-centre location in Dundee, offering immediate access to an extensive range of amenities, leisure facilities and transport connections. The surrounding area provides a wide selection of restaurants, cafés, bars, shops and supermarkets, while the nearby Overgate and Wellgate shopping centres cater for a broad range of retail needs. Recreational opportunities are plentiful, with the waterfront regeneration area featuring scenic riverside promenades, green spaces, and attractions including Discovery Point, the V&A Dundee, Slessor Gardens and Dundee Science Centre. The area is also set to benefit from the proposed Eden Project Dundee development, which is expected to further enhance the city's waterfront as a major cultural, educational and visitor destination. The property is also well positioned for access to cultural venues, theatres, cinemas, gyms and sports facilities throughout the city. Dundee offers a good choice of primary and secondary schools in both the state and independent sectors, together with further and higher education institutions including the University of Dundee and Abertay University. Excellent transport links include Dundee Railway Station, providing regular services to Aberdeen, Edinburgh, Glasgow and London, together with a comprehensive local bus network and convenient road access to the A90, connecting Dundee with Perth, Aberdeen and the wider Scottish motorway network. Dundee Airport also offers regional flights, further enhancing connectivity for business and leisure travel.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note some of the images have been virtually staged and are for illustrative purposes only.





Elliot Sharkey

Sales Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD

0131 652 7313

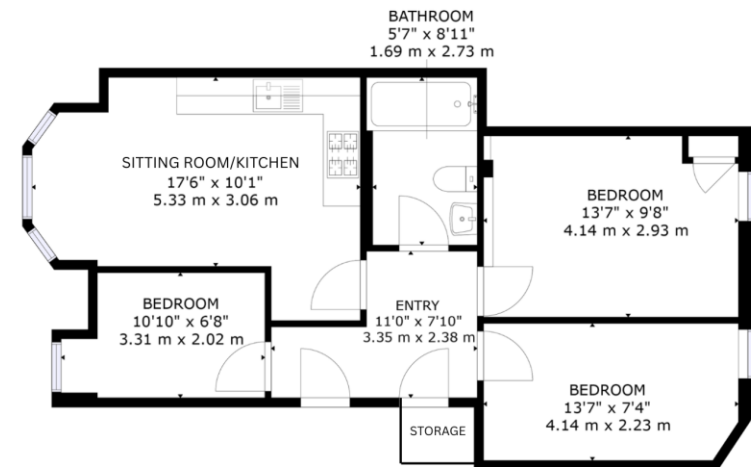
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Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



FLOOR PLAN

0131 652 7313

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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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