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**TOP FLOOR FLAT, 101 MAGDALEN YARD ROAD, DUNDEE, DD2 1BB  
OFFERS OVER £265,000**

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**HOME REPORT VALUATION**    **£270,000**

**EPC RATING**                            **E**



This six bed maisonette flat is located in a feature red sandstone tenement in the popular West End area of Dundee. The flat offers fantastic elevated views over Magdalen Green and the River Tay. Well placed for Universities, schools, library, city centre, restaurants, local shops and excellent commuter routes. Although requiring some degree of decoration, early viewing is highly recommended to fully appreciate this spacious property.

The property enters into a hallway which leads to a bathroom with shower over bath, the fully fitted kitchen with ample space for table and chairs, the large lounge with feature bay window providing views of Magdalen Green. There are also two double bedrooms located on this floor. An attractive staircase leads to the upper floor where there is located a further four double bedrooms (one providing access to the turret room (previously used as a study)) and shower room.

The property benefits from gas central heating and partial double glazing. On-street parking to the front and communal shared gardens to the rear. The flat presently benefits from an HMO Licence.



Illustration For Identification Purposes Only. Not To Scale (ID1123046 / Ref:89201)





