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McVicars Lane (Refurbished Properties) Perth Road Dundee

**Two stunning three bedroom apartments
Traditional listed building
Sought after west end location
Well designed, spacious interior with quality finishings
Gas central heating, sash and case style double glazing
Private parking**

**No 11 - RESERVED
No 15 - Fixed Price £294,950**



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11 and 15 McVicars Lane McVicars Lane Dundee DD1

Located within a prestigious development well situated in a sought after West End location, this impressive traditional villa has been converted into two luxury apartments both with separate main door entrances.

The two properties have been sympathetically renovated combining traditional features with luxury modern comforts including stunning public rooms and well equipped modern kitchens and bathrooms. Gas central heating is installed and the windows have been carefully replaced to provide sash and case style double glazed units.

McVicars Lane is ideally located opposite the University, is within walking distance of the City Centre and has easy access to the airport and Ninewells Hospital.

How to Get There : Traveling from the City Centre on Perth Road in a westerly direction pass Roseangle on the left hand side and the development is a short distance thereafter on the left.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

**For Viewing & Enquiries:
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11 McVicars Lane

Solid entrance door with light above gives access into the lower hallway. Good sized understairs storage cupboard housing fuse box. Left hand turn staircase finished with wooden balustrades and banister to upper reception hallway having ample natural light provided by cupola and high level window. Cornice and down lighters. Doors off to further accommodation.

Lounge

Approx 16'2 x 22'11 into the bay style window with deep sills. An impressive room split level from the hallway offering spacious and elegant living accommodation. Cornice and ceiling rose. Down lighters.

Kitchen /Dining Room

Approx 15'3 x 12'7

Another well proportioned and bright dual purpose room fitted with an excellent variety of quality wall mounted and floor standing contemporary kitchen units. Contrasting work surfaces backed by tiled splash backs and illuminated by under unit lighting. One and a half bowl stainless steel sink with mixer tap. Integrated appliances include washer/dryer, fridge, freezer, dishwasher, stainless steel Baumatic oven with hob and chrome and glass extractor chimney above. There is ample space for dining table and chairs. South and West facing windows, both with deep sills. Down lighters and coving.

Master Bedroom

Approx 13'6 x 11'6

Spacious double bedroom with South facing window and deep sill. Fitted wardrobes. Coving and down lighters.

En Suite

Approx 5' x 6'7 into the shower cubicle which is fully tiled and fitted with an electric shower. White WC and wall mounted wash hand basin with tiled splash backs. Chrome towel radiator. Downlighter.

Bedroom Two

Approx 14'4 x 11'5 at widest points Another bright double room with East and North facing windows. Fitted wardrobes. Coving and downlighters. Access hatch to roof space.

Bedroom Three

Approx 11'7 x 8'9

South facing window. Coving.

Bathroom

Approx 8'1 x 5'7

Extensively tiled and fitted with three piece white suite with mains shower and glazed screen fitted over the bath. Chrome towel radiator. Opaque glazed window with deep sill. Downlighters. Fitted cupboard housing the central heating boiler.

Outside

Paved path to entrance.

15 McVicars Lane

Entrance Hallway

21'9 x 7'10

An impressive entrance to the property access via solid exterior door with light above. Cornicing and down lighters.

Master Bedroom

Approx 11'10 x 10'10

South facing sash and case style window over looking the decking area. Double fitted wardrobes. Coving and down lighters.

En Suite

Approx 3'9 x 8'5 into the double shower cubicle with is fully tiled and fitted with mains shower. White concealed cistern, WC and wall mounted wash hand basin with tiled splash back. Chrome towel radiator. Extractor and down lighters.

Bedroom Two

Approx 15' x 10'10

Another good sized bedroom with dual aspect South and West facing windows, both with deep sills. Large walk in wardrobe. Cornice and downlighters.

En Suite

Approx 3'10 x 8'10 into the double shower cubicle which is fully tiled and fitted with electric shower. White concealed cistern WC and pedestal wash hand basin with tiled splash back. Chrome towel radiator. Down lighter and extractor.

Lounge

Approx 15'8 x 19'4 into the bay style window with wide sills. Elegant and spacious public room with recess. Coving. Ceiling rose and down lighters.

There is a further hall from the main hall giving access to the third bedroom and bathroom. Storage cupboard.

Bedroom Three

Approx 14'4 x 10'10 at widest points
Another double bedroom with North and East facing windows. Fitted wardrobes. Coving and down lighters.

Bathroom

Approx 12' x 5'5

Extensively tiled and fitted with three piece white suite with electric shower and glazed screen fitted over the bath. Chrome towel radiator. Opaque glazed window with deep sills. Fitted cupboard housing the central heating boiler.

Stairs down from the hall lead to the:

Dining Kitchen

Approx 19'7 x 15'1

An excellent space well fitted with a variety of quality wall mounted and floor standing contemporary units. Contrasting work surfaces are inset with one and a half bowl stainless steel sink and mixer tap. Integrated appliances include fridge freezer, dish washer, washer dryer, electric oven with gas hob and extractor above. Ample space for dining table and chairs. Down lighters. Three West facing windows.

Outside

At the front door there is a stone chipped area of garden including a sheltered decking area. Stone chips extend to the side of the house and all is bounded by a brick wall with railings. Paved path to entrance.