

# 9 Bonnethill Place

DUNDEE, DD1 2AD



*EXCEPTIONAL TWO-BEDROOM PERIOD  
CONVERSION IN A PRIME CITY LOCATION*



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McEwan Fraser Legal is delighted to present this charming two-bedroom main-door apartment, forming part of a stylish period conversion of a former 19th-century mill. Combining historic character with modern living, this unique home enjoys a prime location within walking distance of Dundee's city centre, as well as both Dundee and Abertay Universities. Excellent local amenities and public transport links are also readily available.



The property boasts a striking gothic façade to the front, while ample residents' parking is conveniently located at the rear. Designed over two levels, the ground floor features a private main door entry leading into a welcoming hall and vestibule. The principal bedroom is generously sized and benefits from built-in storage and an en-suite shower room with a spacious walk-in shower tray. The family bathroom is also located on this level, providing convenience and practicality.





A striking spiral staircase leads to the upper floor, where a bright and spacious lounge offers ample space for both relaxation and dining. Bedroom two also includes built-in storage, making this an ideal home for professionals, students, or investors. The well-appointed dining kitchen is fitted with a range of floor and wall units and offers space for a small breakfast bar.





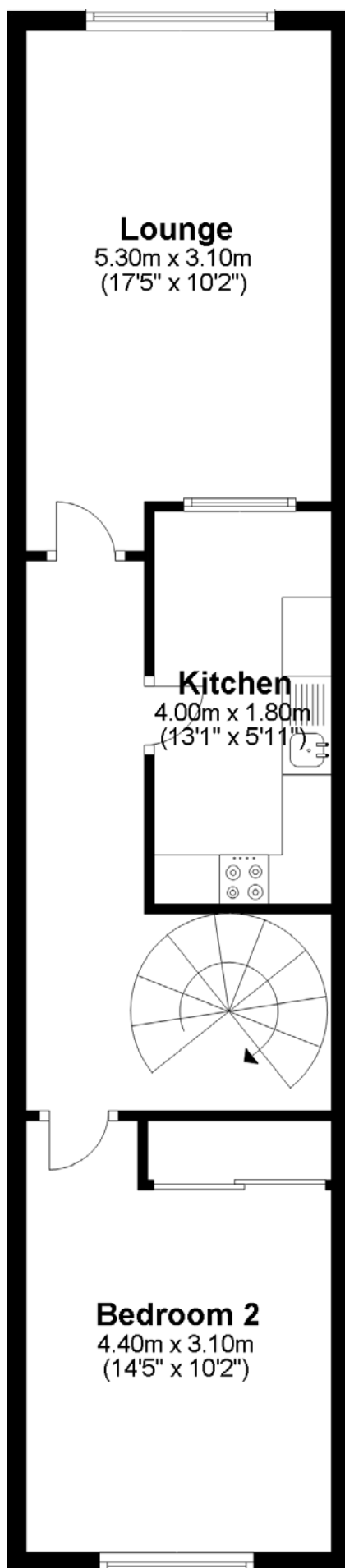
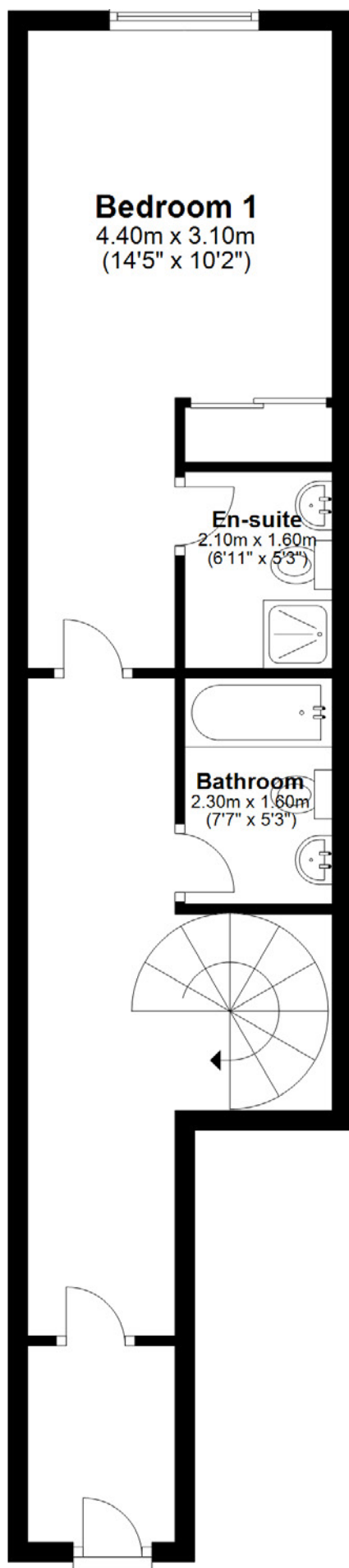






**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup>  
EPC Rating: B





With breathtaking views over the cityscape towards the River Tay and the iconic bridges, this property presents a fantastic opportunity to acquire a stylish and characterful home in a highly sought-after location. Early viewing is highly recommended.











Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

## The Location



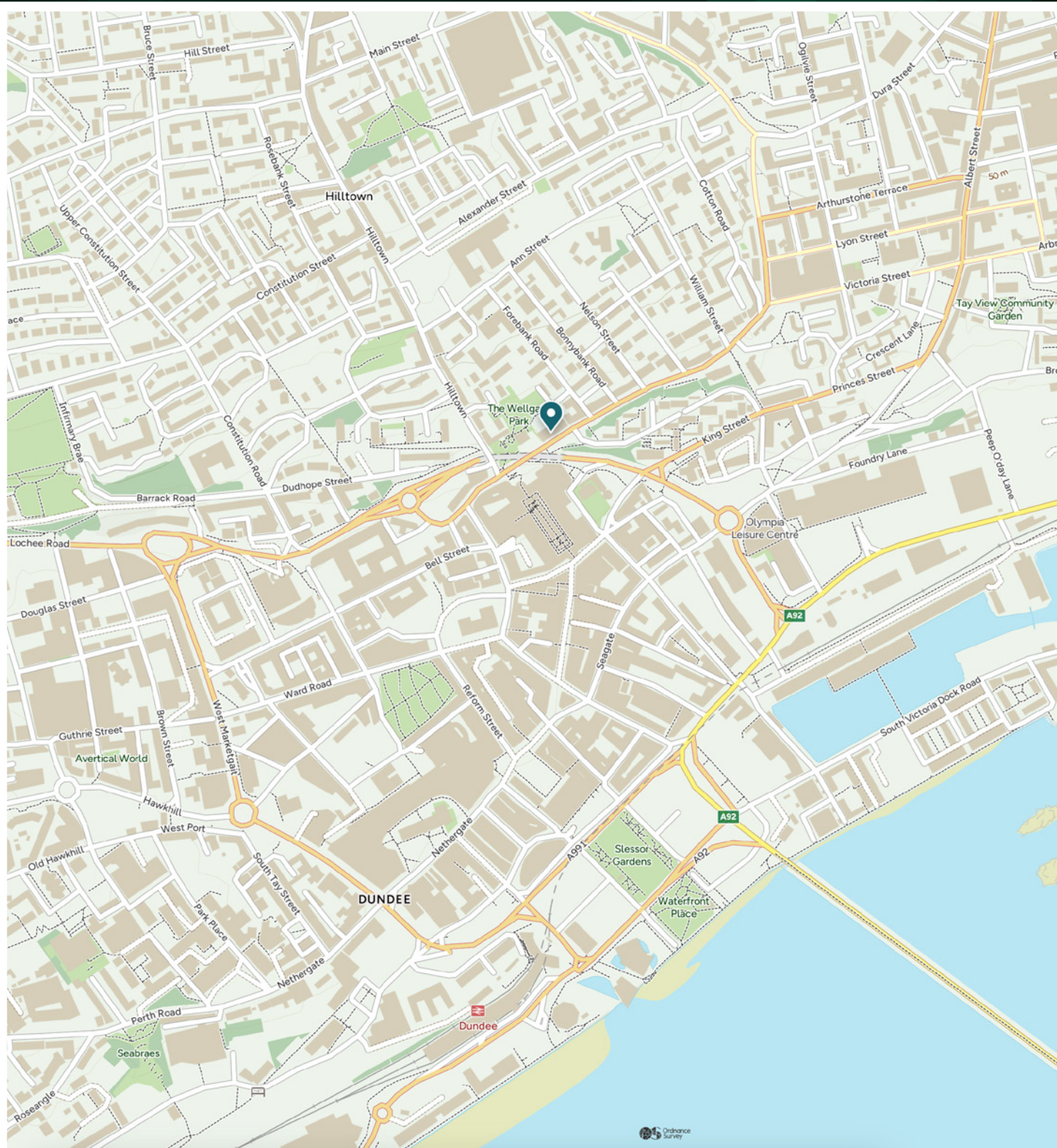


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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