

15 Bonnethill Place

DUNDEE, DD1 2AD



Impressive two-bedroom main-door duplex flat with River Tay views, bright lounge, dining kitchen, en-suite and family bathroom



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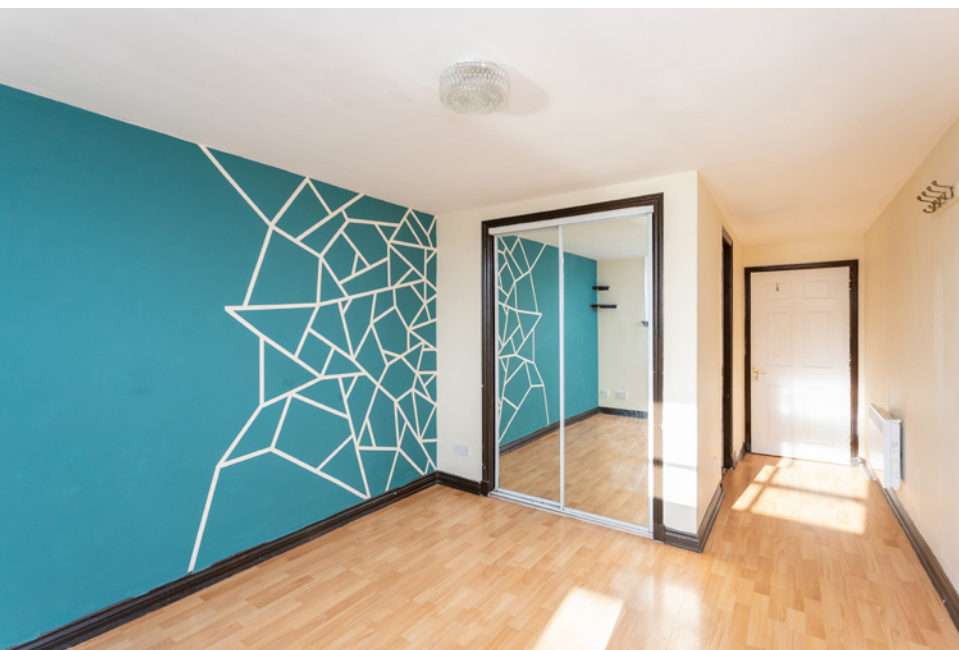


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McEwan Fraser Legal is delighted to present this two-bedroom flat in a popular central location. We are pleased to bring this excellent opportunity to the open market. Situated within walking distance of all local amenities and transport links, this stylish two-bedroom, main-door flat enjoys spectacular views over the River Tay.

BEDROOM 1



Accessed from the rear of the building, the property has its own entrance leading into a vestibule, then into a large, bright hallway. On the ground floor, you'll find an elegantly proportioned double bedroom with built-in mirrored wardrobes, a south-facing aspect and an en-suite with a large walk-in shower and a spacious bathroom with both floor and wall tiling.

THE BATHROOM



A spiral staircase leads to the upper floor, where the second double bedroom also has mirrored wardrobes and a north-facing aspect. A bright, fitted kitchen-breakfast room features an L-shaped layout of base and wall units, a stainless-steel sink with mixer tap, a built-under electric oven and hob, plus ample space for a small table and chairs. At the front of the property, a lounge-dining area with south-facing windows provides excellent views over the River Tay.



BEDROOM 2



THE KITCHEN



THE LOUNGE

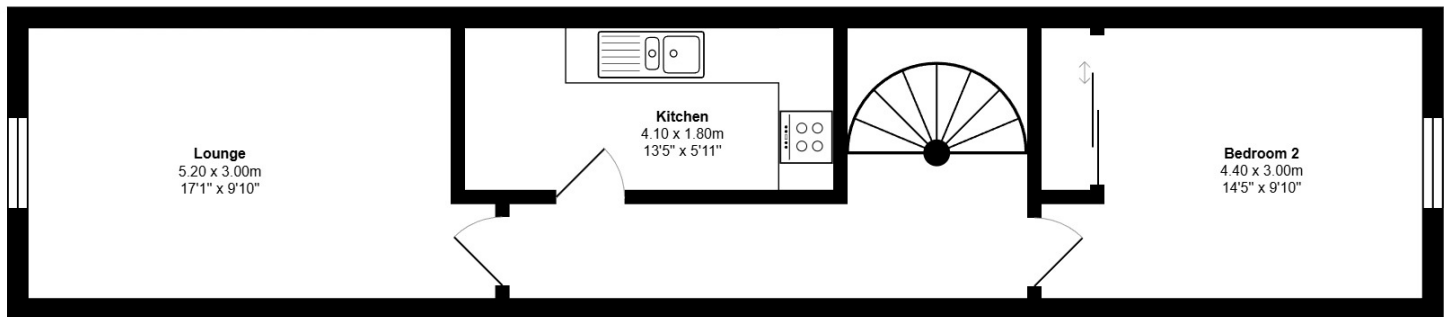
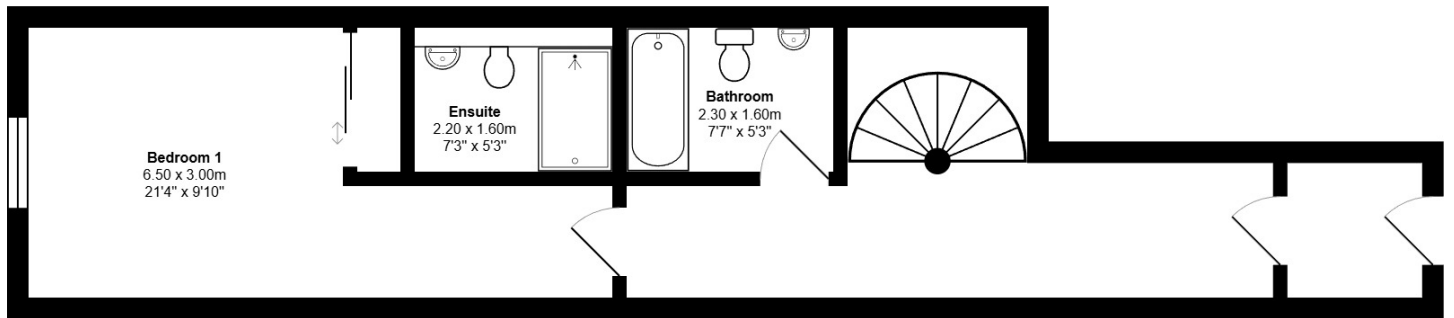


To the rear, there is a private secure car park and direct access to a play park with a seating area and a lawned garden. Forming part of a stylish conversion of a former 19th-century mill, the building combines historic character with modern living and is perfectly positioned within walking distance of the city centre and both universities, an ideal home for students, young professionals or downsizers. Early viewing is highly recommended.

EXTERNALS & VIEW

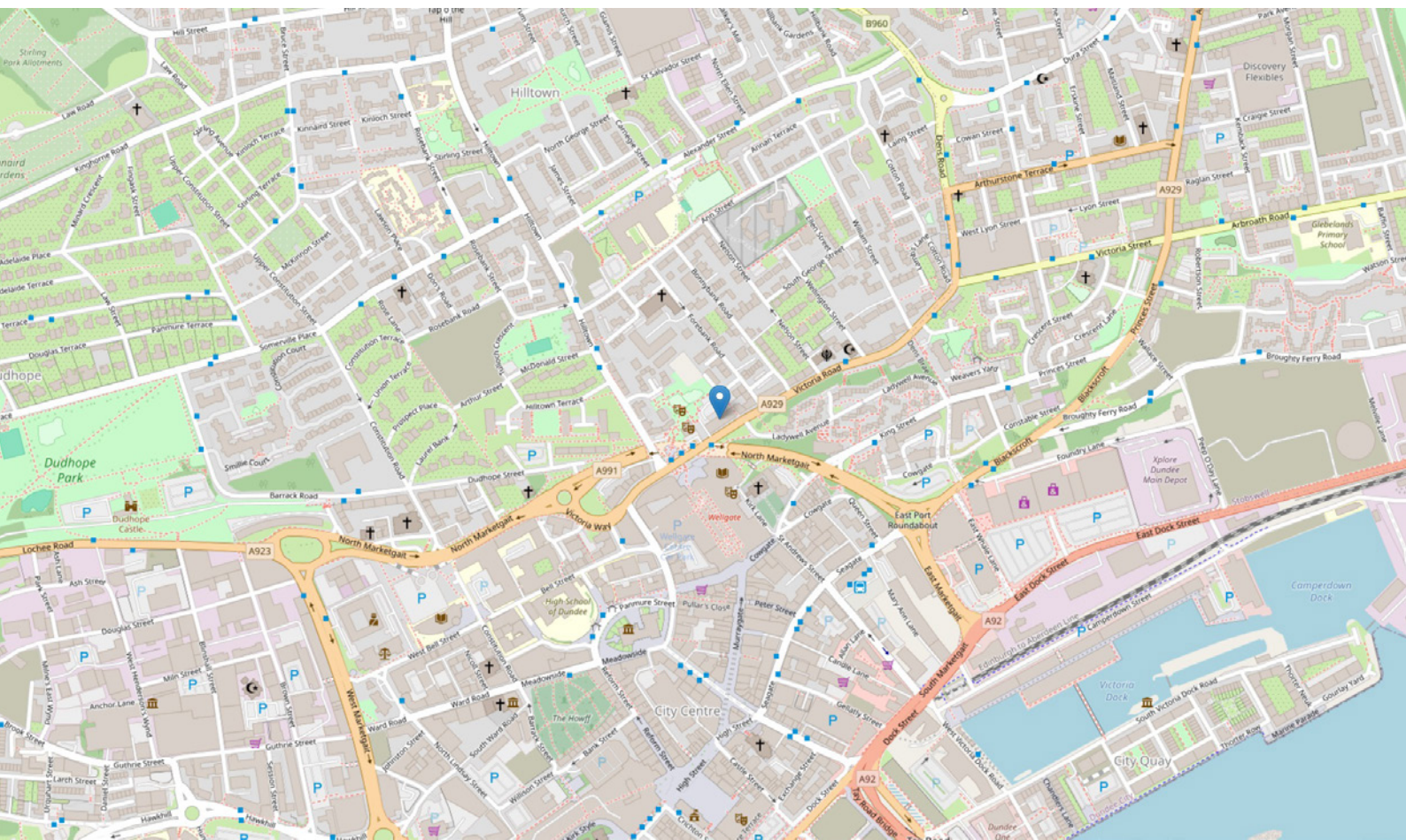


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m² | EPC Rating: B



THE LOCATION

Situated within Dundee's DD1 district, the property enjoys a prime location close to the city centre and the River Tay waterfront. The area offers a wide range of amenities, including supermarkets, convenience stores, cafés, restaurants, and leisure facilities, all within easy reach.





Dundee's transport connections are excellent, with the A92, A90 and Kingsway routes providing access to the wider region. Dundee Railway Station and Seagate Bus Station offer frequent local and national services, while the city's extensive bus network provides reliable links across all areas.

Recreational opportunities include the revitalised waterfront development, V&A Dundee, Slessor Gardens, and a number of nearby parks and riverside walks. Healthcare facilities, local services, and education options are all readily available, making DD1 a well-connected and convenient area for modern living.



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