

Simple Approach



Flat 33 Royal Apartments, 15 Union Street, Dundee
DD1 4BN

Offers over £165,000

Situated in the heart of Dundee's city centre, this top-floor apartment on Union Street offers an exceptional blend of space and convenience. Boasting three well-proportioned double bedrooms with a master ensuite shower room, this home is ideal for professionals, families, or investors seeking a prime location. The bright and airy living area is enhanced by large windows, allowing natural light to flood the space while offering picturesque views over the River Tay. The good sized kitchen offers ample storage and space for dining. A shower room completes the interior. Practical attributes include a secure entry system, an elevator within the building, electric heating, and double glazing. Situated just a short walk from Dundee's bustling shops, cafes, bars, and restaurants, as well as excellent transport links and the scenic waterfront, this property presents a rare opportunity to enjoy city-centre living at its finest. Early viewing is recommended to fully appreciate all this property has to offer.

Lounge

11'5" x 16'5" (3.49 x 5.02)

14'0" x 3'3" (4.29 x 1.01)

Kitchen

11'6" x 11'0" (3.53 x 3.36)

Master Bedroom

11'5" x 10'1" (3.50 x 3.08)

En-suite Shower Room

5'1" x 6'3" (1.55 x 1.92)

Bedroom Two

8'7" x 11'7" (2.63 x 3.54)

Bedroom Three

11'9" x 10'6" (3.59 x 3.22)

Family Shower Room

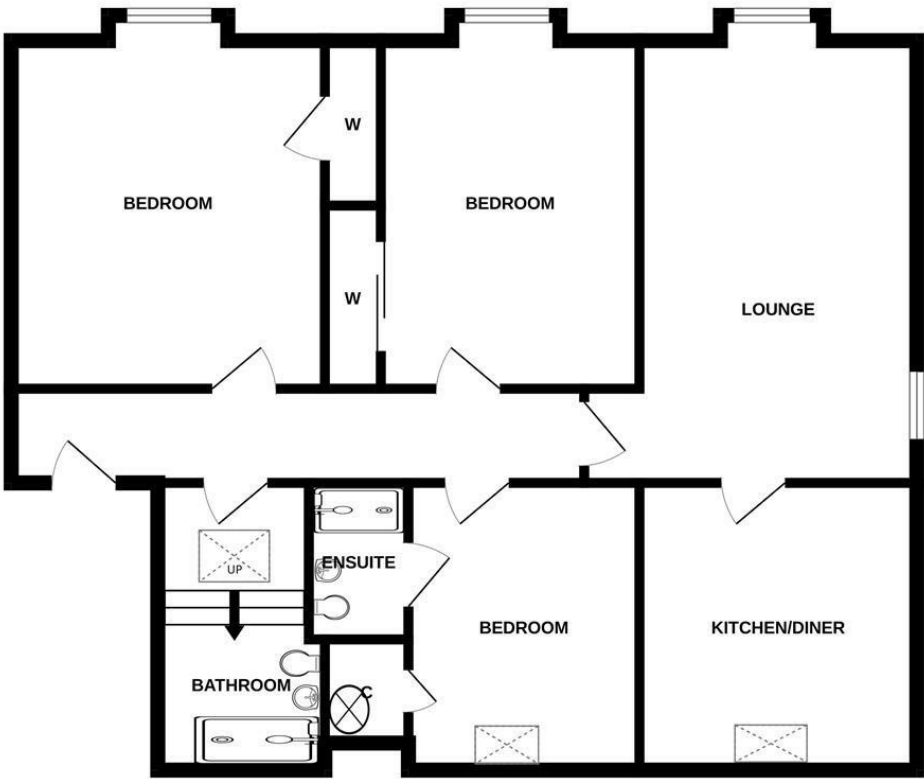




- Top Floor Apartment
- Highly Sought After City Centre Location
- Three Generous Bedrooms (Master Ensuite Shower Room)
- Picturesque Views Over The River Tay
- Secure Entry System
- Elevator Facility
- Electric Heating & Double Glazing
- Ideal For First Time Buyers Or Investors
- White Goods Included



SIXTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		