

Simple Approach



**18 Windsor Street, Dundee  
DD2 1BP**

**Offers over £200,000**



This beautiful and well-presented first floor flat forms part of an impressive period building on the prestigious and highly sought-after Windsor Street, located in Dundee's prime West End. Offering a bright and spacious living environment throughout, the property is ideal for professionals and couples seeking a stylish yet comfortable home in one of the city's most desirable locations. The accommodation features a welcoming open-plan kitchen and lounge, thoughtfully designed to maximise space and natural light. The lounge area provides an excellent space for relaxing or entertaining, with ample room for dining. The kitchen is both attractive and practical, boasting a breakfast bar and a walk-in larder, along with bright front-facing windows that offer lovely open views across the surrounding area and down towards the River Tay. There are two very sizeable bedrooms, each offering flexible space for a variety of furnishings, alongside a large storage cupboard providing excellent additional storage. A well-appointed bathroom completes the accommodation, ensuring the property is both practical and comfortable for modern living. Further benefits include gas central heating throughout, providing warmth and efficiency all year round, as well as ample on-street parking to the front of the building. The location is particularly appealing, with Magdalen Green within easy walking distance and convenient access to Ninewells Hospital, the University of Dundee, and a wide range of local amenities and transport links. Properties of this calibre and location are consistently in high demand, and early viewing is highly recommended to fully appreciate the space, character, and lifestyle on offer. This impressive flat represents an excellent opportunity to acquire a light-filled home in a prime West End setting, combining comfort, style and convenience.

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### Kitchen / Lounge

24'11" x 16'2" (7.61 x 4.93)

### Kitchen Pantry

4'3" x 8'8" (1.30 x 2.66)

### Bedroom One

12'2" x 14'8" (3.72 x 4.49)

### Bedroom Two

12'3" x 14'8" (3.74 x 4.49)

### Bathroom

7'4" x 7'6" (2.25 x 2.29)

### Storage



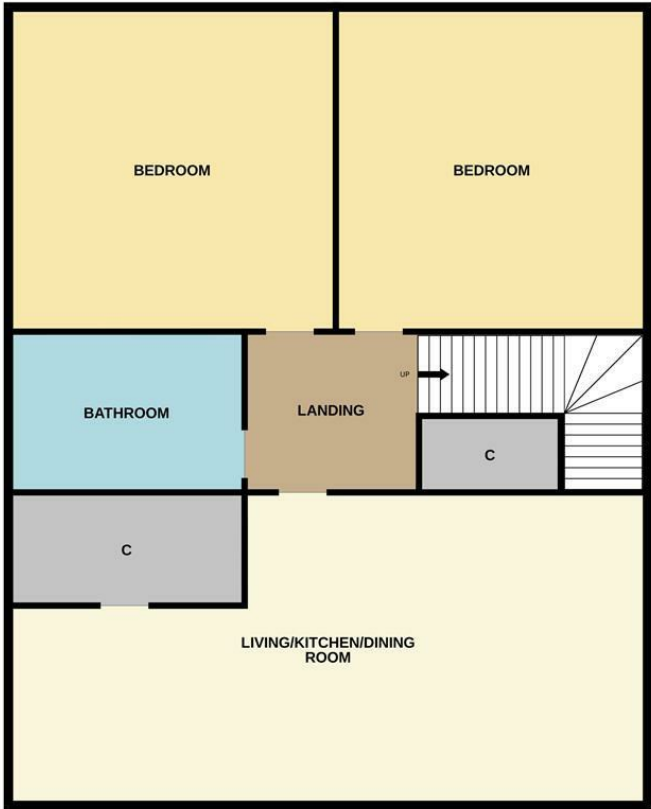


- Well presented first floor flat
- Kitchen features breakfast bar and walk-in kitchen larder
- Sought after West End location
- Close to all local amenities and transport links
- Two generous bedrooms
- Gas central heating
- Bright and spacious throughout with a large storage cupboard
- Open plan kitchen and lounge
- Ample on street parking to the front
- Conveniently located near Magdalen Green, Ninewells hospital and the university





GROUND 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	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		