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216 SOUTH VICTORIA DOCK ROAD, CITY QUAY, DD1 3BF

OFFERS OVER £195,000

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# The home you've been waiting for

**216 SOUTH VICTORIA DOCK ROAD**  
CITY QUAY

OFFERS OVER

**£195,000**

**westholme**  
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20 City Quay, Dundee, DD1 3JA

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## MANY THANKS FOR YOUR INTEREST IN 216 SOUTH VICTORIA DOCK ROAD

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfith, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every

property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

If you're a first-time buyer, our experienced consultants can advise and support you through every step of the process, making it as straightforward and stress-free as possible.

If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.



## PROPERTY DETAILS

### 2 BEDROOM FIRST FLOOR APARTMENT

A modern and well presented two bedroom first floor apartment situated on South Victoria Dock Road, within the popular City Quay development in Dundee.

The property offers bright and spacious accommodation in a highly convenient waterfront location, making it well suited to a range of buyers including first time buyers, professionals, downsizers and buy to let investors.

Internally, the apartment is presented in great condition throughout, with a comfortable living space, fitted kitchen, two well proportioned bedrooms and a well presented bathroom. The layout is practical and easy to live in, offering a strong balance of comfort, space and everyday convenience.





The property also benefits from attractive views, adding to the appeal and creating a pleasant outlook from within the home.

City Quay is one of Dundee's most popular waterfront locations, offering excellent access to the city centre, local restaurants, cafés, leisure facilities and transport links. The V&A Dundee, Slessor Gardens, the waterfront and Dundee train station are all within easy reach, making this an excellent location for both lifestyle and convenience.

This is a fantastic opportunity to purchase a well presented two bedroom apartment in a sought after waterfront setting, offering modern living, strong location appeal and excellent potential for a variety of buyers.







## PROPERTY FEATURES

- Well presented 2 bedroom apartment
- Principal bedroom with ensuite shower room
- Sought-after City Quay waterfront location
- Built-in storage in both bedrooms
- Bright and spacious accommodation throughout
- Double glazing and electric heating
- Modern fitted kitchen
- Lift access within the building
- Generous lounge/dining area
- Secure entry system



## ROOM SIZES

**KITCHEN / LIVING ROOM**  
21' 10" x 13' 5" (6.67m x 4.09m)

**PRIMARY BEDROOM**  
14' 4" x 9' 6" (4.39m x 2.9m)

**BEDROOM 2**  
6' 2" x 8' 4" (1.89m x 2.56m)

**BATHROOM**  
7' 10" x 6' 7" (2.39m x 2.01m)

**ENSUITE**  
4' 9" x 4' 9" (1.46m x 1.46m)

All sizes are approximate

# FLOOR PLANS

216 South Victoria Dock Road, City Quay, DD1 3BF



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Floor plan is for illustrative purposes only, measurements are approximate and not to scale.

The background of the entire page is a dense, overlapping pattern of various tropical leaves. The leaves are rendered in shades of dark teal, forest green, and deep blue, with some highlights that suggest a light source from the side, creating a sense of depth and texture. The leaves vary in shape, including large, heart-shaped leaves with prominent veins, and more intricate, feathery leaves.

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The difference is in the detail



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**PLEASE NOTE:** These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.