

# Buy your next home with Next Home

Leading Perthshire Estate Agency

1G Walkers Mill, Dundee, DD3 7DD

Offers Over £130,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

1G Walkers Mill, Dundee, DD3 7DD

Many thanks for your interest with 1G Walkers Mill, Dundee, DD3 7DD.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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Walkers Mill is a popular residential area located to the north of Dundee city centre, offering a convenient and well-connected setting.

The area is well served by a wide range of local amenities including shops, supermarkets, schools and leisure facilities, all within easy reach. Dundee city centre is only a short distance away, providing access to an excellent selection of retail, dining and cultural attractions. The area benefits from good public transport links, with regular bus services connecting Walkers Mill to the city centre, Ninewells Hospital and Dundee's universities. Road links are also excellent, with easy access to the Kingsway, A90 and surrounding commuter routes.

Green spaces and recreational facilities are nearby, making the location suitable for a variety of buyers including first-time purchasers, professionals and those working within Dundee or further afield. Walkers Mill combines practical city living with a well-established residential feel.





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# Property Summary

This immaculately presented three-bedroom apartment offers spacious, modern living within a popular and well-connected area of Dundee. Finished to a high standard throughout, the property is ideal for buyers seeking a ready-to-move-into home with excellent storage and well-proportioned accommodation.

The property is entered via a welcoming hallway, finished with 'Amtico' flooring, bespoke wall panelling and benefits from a large built-in storage cupboard.

The bright and spacious lounge/dining room provides ample room for free-standing furniture and is enhanced by a contemporary media wall, making it an ideal space for both relaxing and entertaining.

The modern kitchen is fitted with shaker-style wall and base units, complemented by marble-effect worktops. A breakfast bar adds a sociable touch and makes the space ideal for everyday dining.

There are three generous bedrooms, all benefitting from built-in storage.

A well-appointed shower room completes the accommodation.

Gas central heating and double glazing throughout.



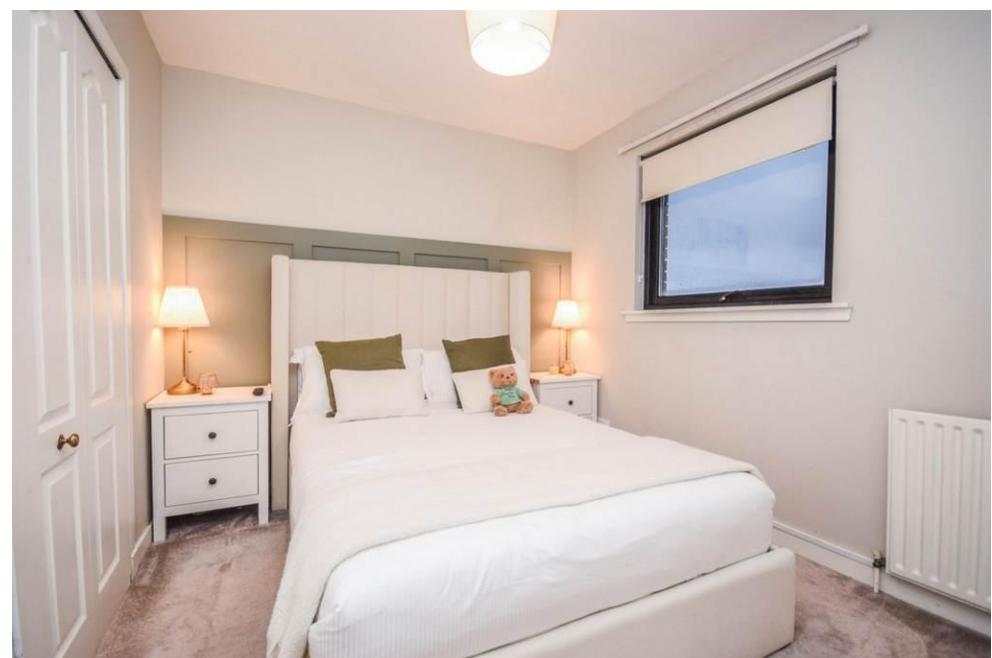
# Key property features

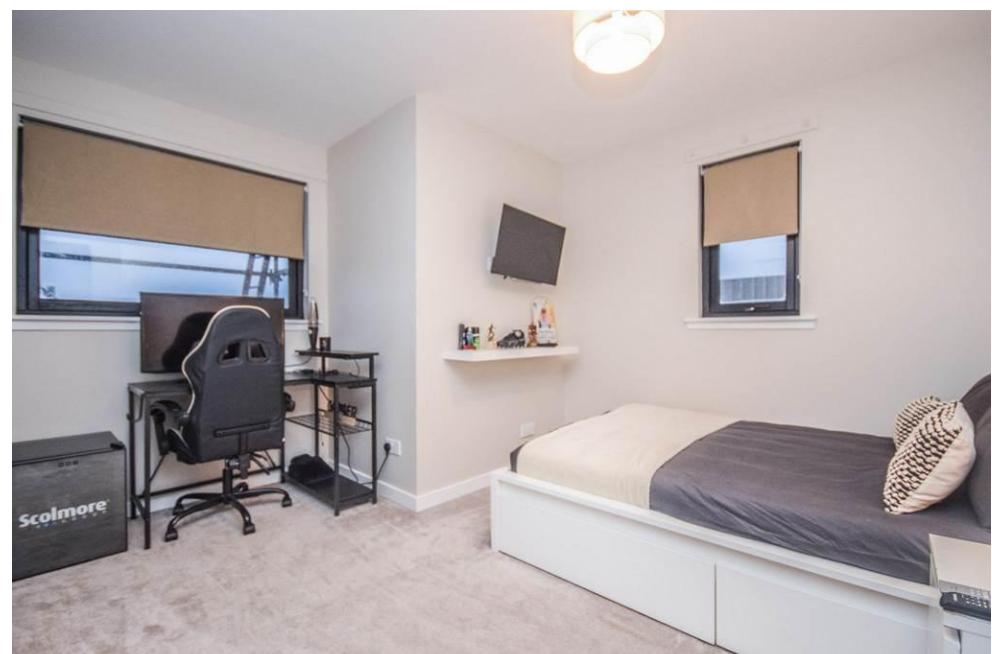
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- ✓ 3 bedrooms
- ✓ Immaculately presented
- ✓ Media wall
- ✓ Bespoke wall panelling
- ✓ Ideal for a first-time buyer
- ✓ Modern shower room
- ✓ Great storage
- ✓ Gas central heating
- ✓ Parking
- ✓ Modern kitchen













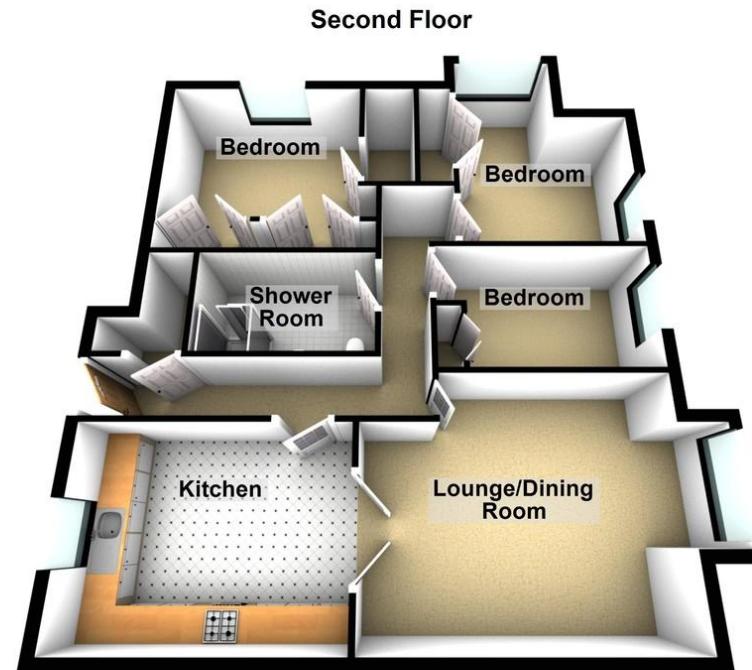
# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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# Property Room sizes

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## HALL

## LOUNGE/DINER

19' 7" x 12' 9" (5.97m x 3.89m)

## KITCHEN/BREAKFAST ROOM

9' 4" x 9' 1" (2.84m x 2.77m)

## BEDROOM

12' 7" x 10' 7" (3.84m x 3.23m)

## BEDROOM

10' 2" x 8' 3" (3.1m x 2.51m)

## BEDROOM

11' 9" x 7' 9" (3.58m x 2.36m)

## SHOWER ROOM

7' 1" x 6' (2.16m x 1.83m)



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff..... 01764 65 00 44

211 High Street, Auchterarder..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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