Simple Approach
Estate Agents

Magnum House, 138 Seagate, Dundee
DD1 2HF

Offers over £99,995

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are delighted to welcome to the market this spacious penthouse flat within the popular Magnum House, situated on Seagate in Dundee. Although the property would benefit from some modernisation, it offers excellent potential and is ideally positioned within a sought-after central location, making it an appealing opportunity for a range of buyers.

The accommodation comprises a bright and spacious lounge with access to a small balcony, providing a lovely addition of outdoor space, a good-sized kitchen with adjoining dining area, two well-proportioned bedrooms and a bathroom. The property further benefits from electric heating and double glazing.

Perfectly placed for easy access to Dundee city centre and the wide range of shops, restaurants, amenities and transport links on offer, this property would make an excellent investment opportunity or an ideal first-time purchase for those looking to enjoy city centre living. Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

Lounge
18'3" x 11'8" (5.57 x 3.56)

Kitchen
8'5" x 8'3" (2.59 x 2.52)

Dining Area
8'7" x 7'6" (2.63 x 2.30)

Bedroom One
9'9" x 9'5" (2.99 x 2.88)

Bedroom Two
13'6" x 7'5" (4.14 x 2.27)

Bathroom
5'6" x 8'6" (1.69 x 2.60)

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- Spacious Penthouse Flat
- Excellent Investment Opportunity
- Private Balcony
- AI-generated staging has been used in some images to demonstrate the property's potential.
- Sought-After Central Dundee Location
- Good-Sized Kitchen & Dining Area
- Ideal First-Time Purchase
- Two Bedrooms With Fitted Storage Space
- Bright & Spacious Lounge
- £30pcm To An Association Fund - For Any Repairs & Upkeep

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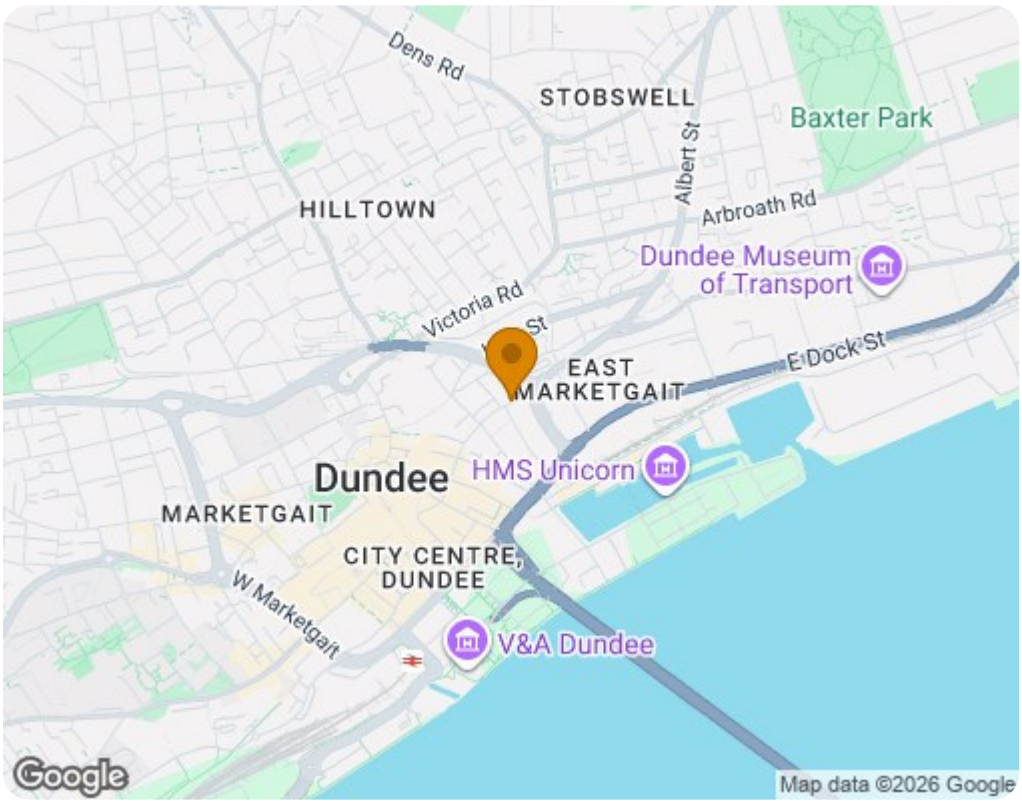

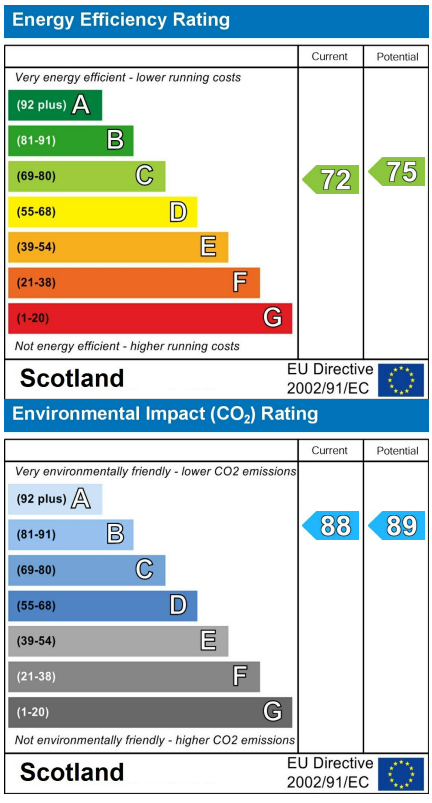

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