







## 24 RIVERSIDE ROAD

*This is an outstanding opportunity to purchase a beautifully presented townhouse with spectacular views of the River Tay.*

The location is convenient for a wide range of local amenities, including shops, tennis courts, sailing club, parks, the bay and The View restaurant. Nearby Dundee, St Andrews and North East towns, offer a diverse range of cultural, consumer, retail, sporting and leisure facilities.

The subject property offers adaptable accommodation that is spread over three levels and comprises: bright lounge, modern kitchen, dining room, office/bedroom 5, ground floor W/C, family bathroom, W/C, master bedroom with en-suite, guest bedroom with en-suite and two further well-proportioned double bedrooms. The impressive list of quality attributes include: double glazing, private balcony, Paris balcony, gas fired central heating, integrated oven, gas hob, extractor hood, dishwasher and refrigerator.

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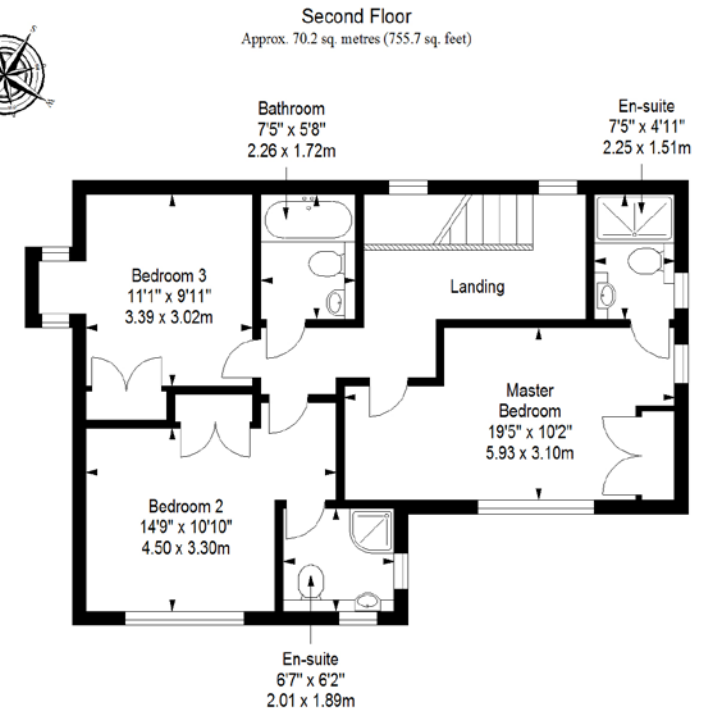
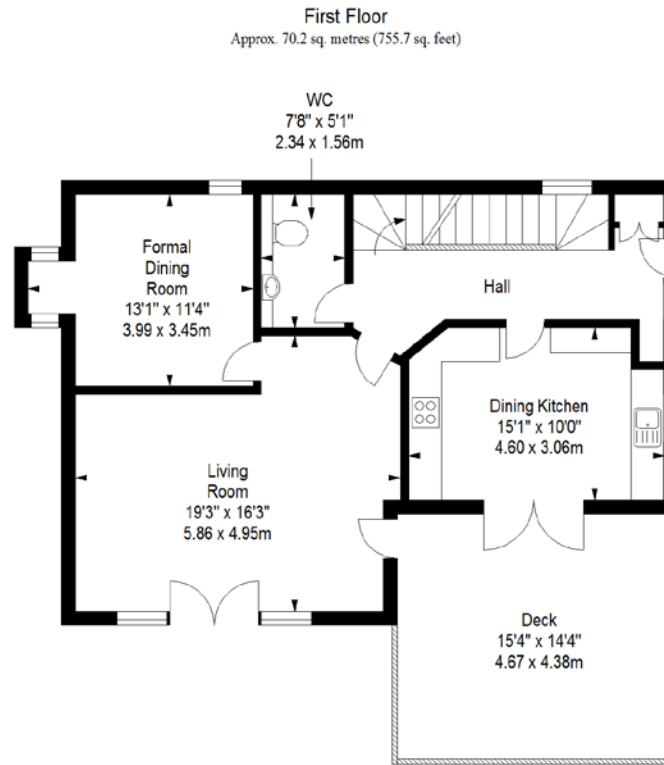
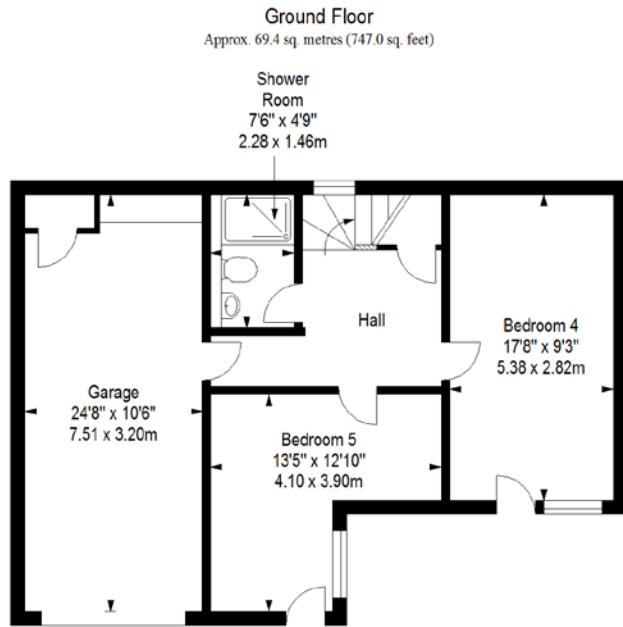


*Externally the property benefits from landscaped garden grounds which feature uninterrupted views over the River Tay seeing both bridges and the Dundee river front, including the iconic V&A museum. There is ample vehicular parking to front plus access to the integrated garage.*

This delightful modern home will be of interest to a variety of buyer types and early viewing is highly recommended to appreciate the design features and vistas on offer.

EPC Rating: C





Total area: approx. 209.8 sq. metres (2258.4 sq. feet)