

Simple Approach



11 Dons Road, Dundee
DD3 6LU

Offers over £66,995

"Situated on the top floor of a traditional Dundee tenement, this beautifully presented one-bedroom flat combines period charm, excellent natural light and stunning views towards the River Tay, all within walking distance of Dundee city centre.

Extending to approximately 42 sqm, the property offers bright and thoughtfully designed accommodation with a warm and welcoming feel throughout. The south-west facing lounge enjoys beautiful afternoon and evening light, with open views towards the Tay and spectacular sunsets. Original sanded flooring, high ceilings, decorative cornicing and a charming bay window add character and elegance to the main living space.

The generously sized double bedroom also benefits from Tay views and enjoys a peaceful north-east facing aspect with soft morning light.

A particular highlight of the property is the stylish kitchen, upgraded recently and further enhanced with additional full-height storage units, some of which remain under warranty. Offering exceptional storage capacity rarely found in properties of this size, the kitchen combines practicality with modern presentation. Included within the sale are a Liebherr A-rated fridge freezer and a premium LG washer dryer, both relatively new, with the washer dryer still benefiting from warranty coverage.

The modern shower room features a skylight providing natural daylight and ventilation, creating a bright and airy space.

The flat has been tastefully decorated throughout within the last four years and is offered in move-in condition. Additional benefits include gas central heating, double glazing, external garden shed storage and access to a communal drying green.

Lounge

Located on Dons Road, the property is ideally positioned for easy access to Dundee city centre, the Waterfront, Abertay University and The Law. Local shops and specialist food stores are only moments away, while cafés, gyms and wider city amenities can be reached within a short walk. The property would be particularly well

Kitchen

8'2" x 7'1" (2.51 x 2.17)

Bedroom

8'5" x 11'6" (2.57 x 3.53)

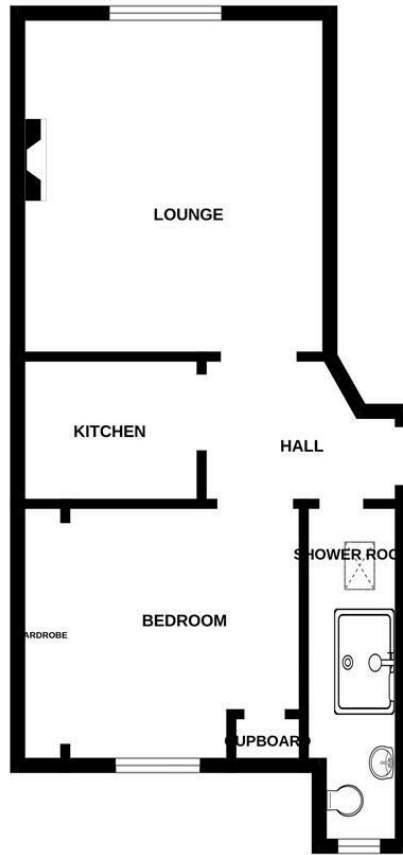
Shower Room

4'3" x 12'4" (1.30 x 3.77)

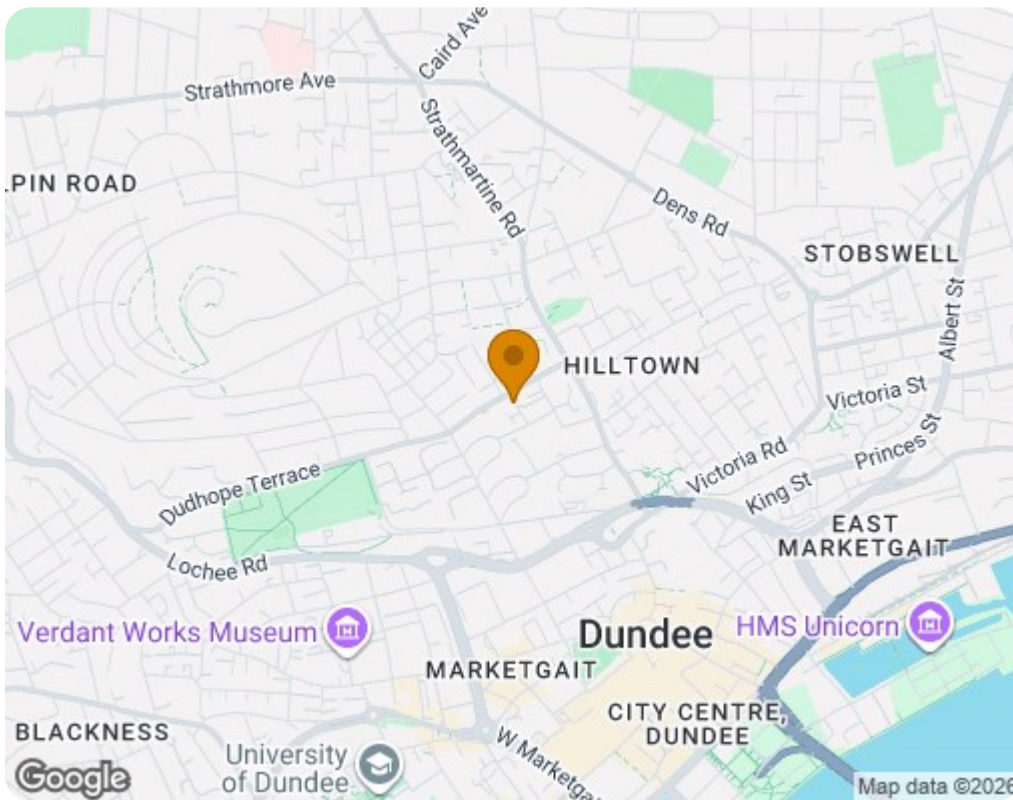




SECOND FLOOR



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		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	