



stylish waterfront living

The  
**WATERFRONT**  
apartments | [dundee](#) | [scotland](#)



## The Waterfront Apartments, Dundee.

H & H Properties UK are delighted to bring to the market The Waterfront Apartments situated on Riverside Drive, Dundee. These luxury apartments offer the astute buyer the opportunity to purchase a property in an outstanding, beautifully central location within close proximity to the V&A in Dundee and overlooking the Tay Estuary and beyond to Fife.

A flagship development for H & H Properties UK Ltd, we are delighted to be a part of Dundee's national award winning Waterfront £1bn regeneration project and are proud to deliver an impressive, design-led development to complement the other exciting projects on the waterfront.

Each apartment benefits from dual aspect views and south facing balcony or terrace/s to take advantage of the wonderful, panoramic views and the luxurious specification affords the purchaser noteworthy style for spacious, contemporary, city living.

Once complete, the development will include 202 apartments, with a mix of 1, 2 and 3 bedroomed properties and penthouses.

A few minutes' walk from Dundee Railway Station and linked to the main arterial route into the City, the development will also be linked to the vibrant West End of the City with its mix of University life, Theatres, Bars, Restaurants and Shops via a new pedestrian bridge over the railway.

H & H Properties UK is a well-respected residential developer with 30 years' experience in providing quality homes throughout Tayside and Angus.

stunning views



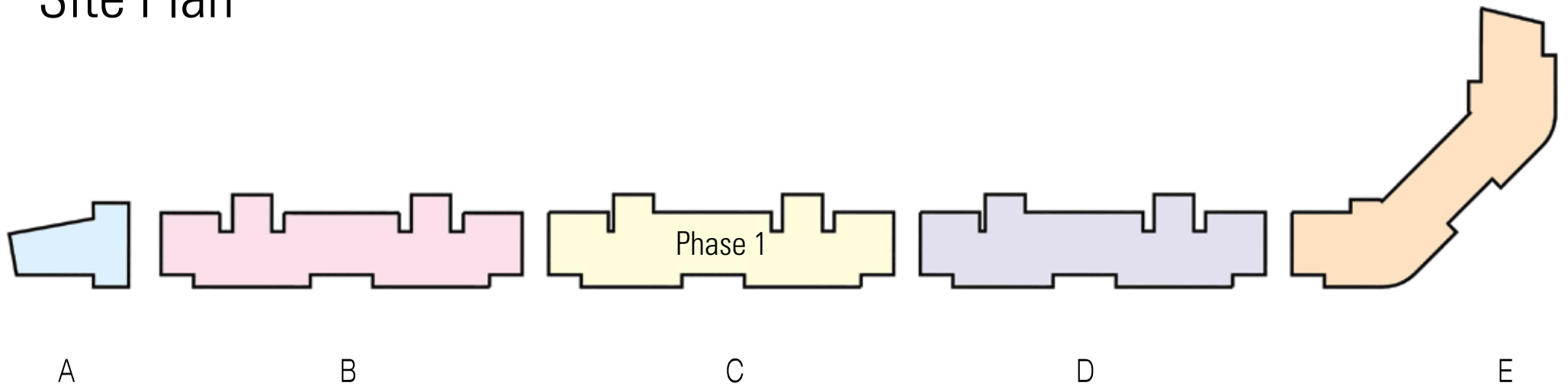


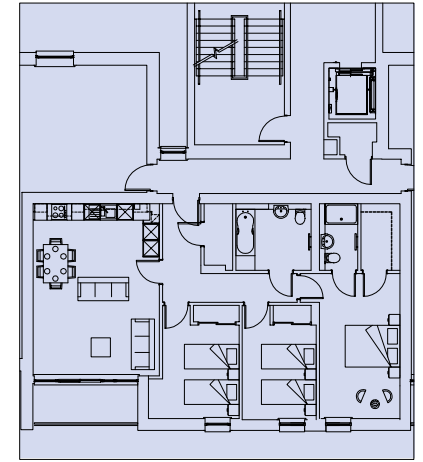
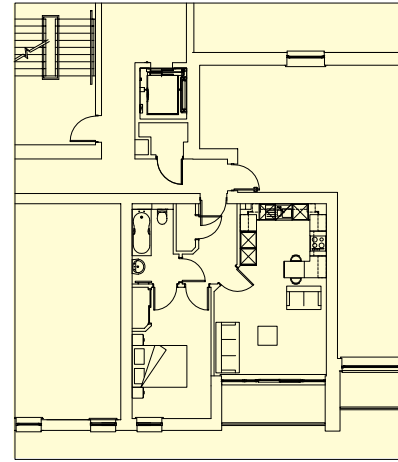
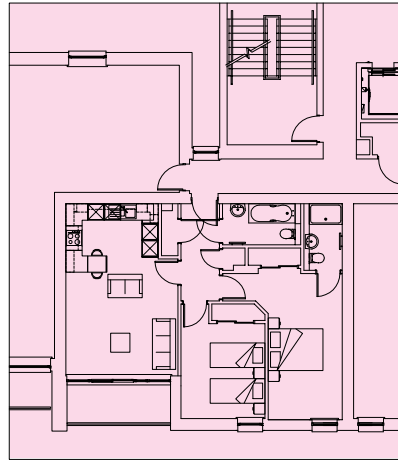
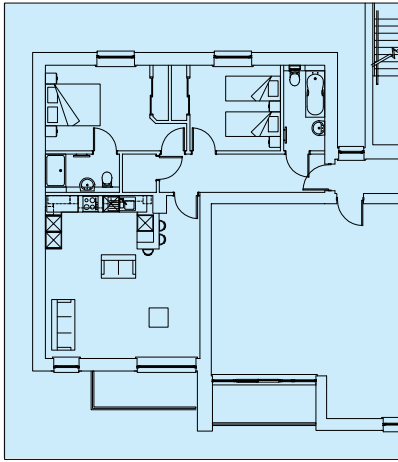


fabulous location



## Site Plan





## FLOOR PLAN DIMENSIONS

### TYPE A

LOUNGE	5.64 x 3.99m 18' 6" x 13' 1"
KITCHEN	4.15 x 1.95m 13' 7" x 6' 5"
MASTER BEDROOM	3.81 x 3.12m 12' 6" x 10' 3"
ENSUITE	2.70 x 1.20m 8' 10" x 3' 11"
BEDROOM 2	3.30 x 3.12m 10' 10" x 10' 3"
HALL	6.03 x 1.40m 19' 10" x 4' 7"
BATHROOM	2.92 x 1.50m 9' 7" x 4' 11"
BALCONY	3.74 x 1.34m 12'3" x 4' 5"
TOTAL FLOOR AREA	86.54m <sup>2</sup> (or thereby including balcony)

### TYPE B

LOUNGE	4.09 x 3.78m 13' 3" x 12' 5"
KITCHEN	3.37 x 2.50m 11' 1" x 8' 2"
MASTER BEDROOM	5.33 x 2.70m 17' 6" x 8' 10"
ENSUITE	2.42 x 1.20m 8' 0" x 3' 11"
BEDROOM 2	3.46 x 3.06m 11' 5" x 10' 1"
HALL	3.54 x 1.40m 11' 7" x 4' 7"
BATHROOM	2.65 x 1.50m 8'8" x 4' 11"
BALCONY	3.74 x 1.30m 12'3" x 4' 3"
TOTAL FLOOR AREA	77.48m <sup>2</sup> (or thereby including balcony)

### TYPE C

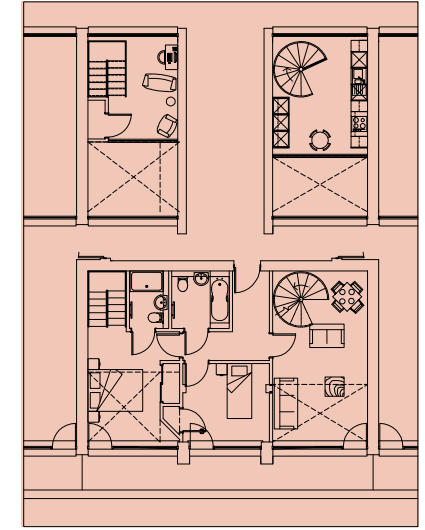
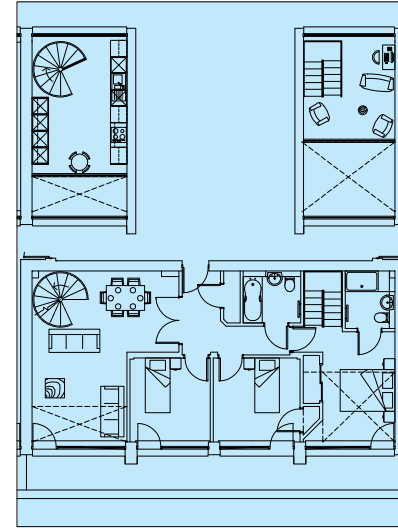
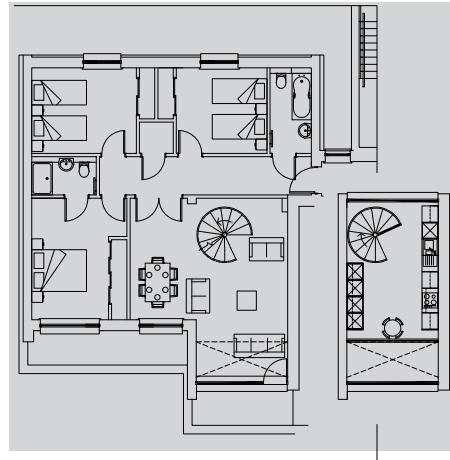
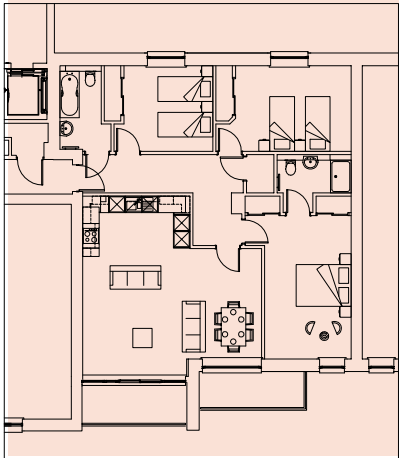
LOUNGE	4.09 x 3.58m 13' 5" x 11' 9"
KITCHEN	3.14 x 2.70m 10' 4" x 8' 10"
BEDROOM	4.80 x 2.88m 15' 9" x 9' 5"
ENSUITE/BATHROOM	2.72 x 1.50m 8' 11" x 4' 11"
HALL	2.92 x 1.40m 9' 7" x 4' 7"
BALCONY	3.74 x 1.30m 12'3" x 4' 3"
TOTAL FLOOR AREA	53.86m <sup>2</sup> (or thereby including balcony )

### TYPE E

LOUNGE	4.60 x 4.33m 15' 1" x 14' 3"
KITCHEN	4.60 x 1.95m 15' 1" x 6' 5"
MASTER BEDROOM	5.29 x 2.93m 17' 5" x 9' 8"
ENSUITE	2.42 x 1.20m 8' 0" x 3' 11"
BEDROOM 2	3.45 x 2.70m 11' 4" x 8' 10"
BEDROOM 3	3.41 x 2.79m 11'3" x 9' 2"
HALL	3.50 x 1.40m 11' 6" x 4' 7"
BATHROOM	2.74 x 2.22m 9'07" x 7' 4"
BALCONY	3.74 x 1.30m 12'3" x 4' 3"
TOTAL FLOOR AREA	103.6m <sup>2</sup> (or thereby including balcony)

The drawings, plans and specifications are illustrative only. We operate a policy of continuous product development and therefore individual features, specifications and elevational treatments may vary at our discretion. Consequently, these particulars do not form part of any contract and do not constitute a description within the Property Misdescription Act 1991.





## FLOOR PLAN DIMENSIONS

### TYPE F

LOUNGE	6.52 x 4.66m	21' 5" x 15' 4"
KITCHEN	3.90 x 1.91m	12' 10" x 6' 3"
MASTER BEDROOM	5.22 x 3.15m	17' 2" x 10' 4"
ENSUITE	2.70 x 1.20m	8' 10" x 3' 11"
BEDROOM 2	4.21 x 3.12m	13' 10" x 10' 3"
BEDROOM 3	3.24 x 3.12m	10' 8" x 10' 3"
HALL	5.86 x 1.40m	19' 3" x 4' 7"
BATHROOM	2.81 x 1.50m	9' 4" x 4' 11"
BALCONY 1	3.74 x 1.30m	12' 3" x 4' 3"
BALCONY 2	3.74 x 1.34m	12' 3" x 4' 5"
TOTAL FLOOR AREA	119.58m <sup>2</sup> (or thereby including balconies )	

### TYPE G

LOUNGE	6.54 x 5.75m	21' 6" x 18' 10"
KITCHEN/POD	4.85 x 3.33m	15' 11" x 10' 11"
MASTER BEDROOM	4.44 x 2.80m	14' 7" x 9' 2"
ENSUITE	2.35 x 1.20m	7' 9" x 3' 11"
BEDROOM 2	3.81 x 3.12m	12' 6" x 10' 3"
BEDROOM 3	3.30 x 3.12m	10' 10" x 10' 3"
HALL	7.72 x 1.40m	25' 4" x 4' 7"
BATHROOM	2.92 x 1.50m	9' 7" x 4' 11"
TERRACE 1	3.56 x 1.34m	11' 8" x 4' 5"
TERRACE 2	5.84 x 1.18m	19' 11" x 3' 10"
TOTAL FLOOR AREA	121.12m <sup>2</sup> (or thereby including terraces )	

### TYPE H

LOUNGE	6.24 x 3.46m	20' 6" x 11' 4"
KITCHEN/POD	4.85 x 3.46m	15' 11" x 11' 4"
MASTER BEDROOM	4.02 x 2.63m	13' 3" x 8' 8"
BEDROOM POD	3.59 x 3.33m	11' 9" x 10' 11"
ENSUITE	1.60 x 1.35m	5' 3" x 4' 5"
BEDROOM 2	3.16 x 3.06m	10' 4" x 10' 1"
BEDROOM 3	3.06 x 2.92m	10' 1" x 9' 7"
HALL	3.05 x 1.40m	10' 0" x 4' 7"
BATHROOM	2.09 x 1.69m	6' 11" x 5' 7"
TERRACE	13.9 x 1.34m	45' 7" x 4' 5"
TOTAL FLOOR AREA	123.28m <sup>2</sup> (or thereby including terrace )	

### TYPE J

LOUNGE	6.24 x 3.46m	20' 6" x 11' 4"
KITCHEN/POD	4.15 x 3.46m	13' 8" x 11' 4"
MASTER BEDROOM	4.19 x 2.63m	13' 9" x 8' 8"
BEDROOM POD	3.59 x 2.53m	11' 9" x 8' 4"
ENSUITE	2.10 x 1.23m	6' 11" x 4' 0"
BEDROOM 2	3.16 x 2.86m	10' 5" x 9' 5"
HALL	3.26 x 1.35m	10' 9" x 4' 5"
BATHROOM	2.09 x 1.90m	6' 11" x 6' 3"
TERRACE	10.6 x 1.34m	34' 11" x 4' 8"
TOTAL FLOOR AREA	97.46m <sup>2</sup> (or thereby including terrace )	





quality finishes



## Specification

### KITCHEN

Fully fitted high quality German kitchens

Stylish worktops and splash backs

Stainless steel sink and drainer

Integrated appliances: dishwasher, fridgefreezer, washerdryer, microwave, oven, induction hob and cookerhood.

Under cabinet/shelving lighting

### BATHROOM & ENSUITES

Quality white sanitaryware with chrome fittings

Shower over bath and to en-suite

Glazed screen over bath

Full height tiling to all areas

### BEDROOMS

Quality fitted wardrobes with Kelvin doors

### HEATING AND LIGHTING

Underfloor electric heating

Mechanical ventilation with heat recovery

Heated towel rails to bathrooms and ensuites

Downlighters to all rooms

### DECORATION

Plasterboard walls with neutral emulsion finish

White gloss painted contemporary skirtings and facings

Natural timber internal doors and with chrome ironmongery

## TELECOMS AND SECURITY

Telephone points to halls and lounges

TV and satellite points in living areas and master bedrooms

Digital video door entry system to each block

USB sockets to kitchens and all bedrooms

## COMMUNAL AREAS

Fully secure, gated ANPR vehicular access

Painted walls and carpeted communal hallways

Natural wood walls and marble floors to lifts

## EXTERNAL AREAS

Communal landscaping with turf, hedges and tree planting

Private car parking space for each apartment

Visitor parking

Central refuse stores.

NHBC 10 year warranty

## PROPERTY MANAGEMENT

All purchasers will be liable to pay a monthly maintenance fee for the upkeep of all common areas within the development.

## HELP TO BUY SCOTLAND

H & H Properties UK Ltd is a registered member of this Scottish Government Initiative which helps buyers purchase a new build home. If you have a 5% deposit, the Scottish Government can provide up to a maximum of 20% of the purchase price of your new home.

For full details, visit [www.scotland.gov.uk](http://www.scotland.gov.uk) or call us

## fabulous kitchens





Rear cover image by Ben Hirst

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