



RSB / lindsays

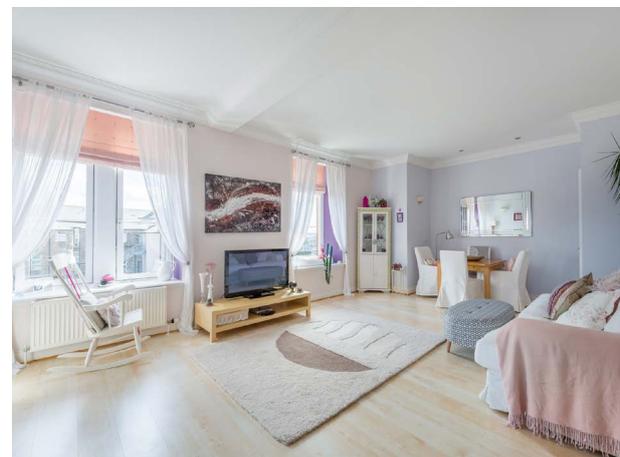
**Flat 8, Dalgleish House,
2 Scrimgeour Place, Dundee DD3 6TU**

*"An immaculately presented,
first floor apartment within
'Dalgleish House' set in a central
location near to all amenities."*

- Entrance Hallway
- Spacious Lounge/Dining
- Kitchen/Breakfasting
- 2 Bedrooms
- New Shower Room
- Double Glazing
- Gas Central Heating
- Security Entry System
- Designated Parking Space within Electronic Gates
- Communal Gardens

EPC Rating D

FIXED PRICE £164,000
HR VALUATION £170,000



Description

RSB Lindsays are delighted to market this first floor apartment located in 'Dalgleish House' which is set in a central, elevated location with views over the City and River Tay.

The accommodation is in stylish decorative order and comprises of a generously proportioned lounge with space for dining and southerly aspect enjoying views towards the river. A bright modern fitted kitchen has a gas hob and electric oven. Two bedrooms both have built-in wardrobes with sliding mirror doors and completing the high specification is a new modern shower room.

Included in the sale price are all floor coverings, light fittings, curtains, blinds where fitted along with the gas hob, electric oven and washing machine in the kitchen.

There is a monthly factors charge.

Externally there is a private designated parking space accessed via electronic gates and communal gardens.

The apartment has been lovingly maintained and presented by current owners and early viewing is highly recommended to appreciate the location and character of this home.

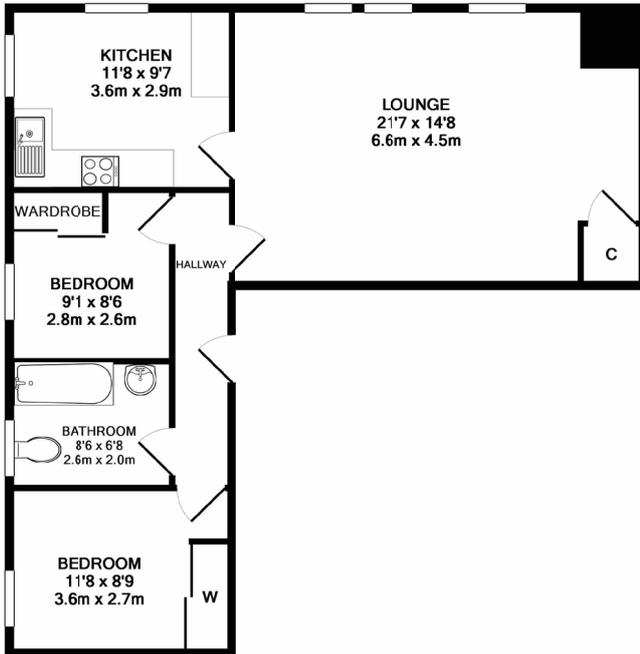
Area

Dalgleish House is in a central location overlooking Dundee City Centre over to Fife.

Dundee is the fourth largest city in Scotland and is situated on the north shore of the River Tay. The city is at present undergoing dramatic redevelopment at the waterfront which will include in the future the Victoria and Albert Museum. Dundee is very diverse with a mixture of culture, history and education. There are excellent amenities which include Dundee and Abertay Universities, Ninewells Teaching Hospital, road, rail and air links, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.

Viewing

By appointment through RSB Lindsays on 01382 802050 or Client on 07761968608 after 6pm or weekends.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.