



RSB / lindsays

24B Sandeman Street
Dundee, DD3 7NN

"A great opportunity to buy a ground floor flat in a central condition"

- Entrance Hallway
- Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Security Entry System
- Mutual Garden

EPC Rating C

FIXED PRICE £75,000
HR VALUATION £78,000



Description

An opportunity to buy a ground floor flat which is located within a popular residential area of Dundee.

The property has spacious accommodation and includes practical benefits of gas central heating, double glazing and security entry system. Included in the sale are the floorcoverings, gas cooker and washing machine.

The accommodation comprises a spacious lounge, kitchen with gas cooker and washing machine, two double bedrooms, one with fitted wardrobe and bathroom with electric shower over the bath.

To the front of the property lies a garden laid mainly in lawn. To the rear of the property lies a shared drying green.

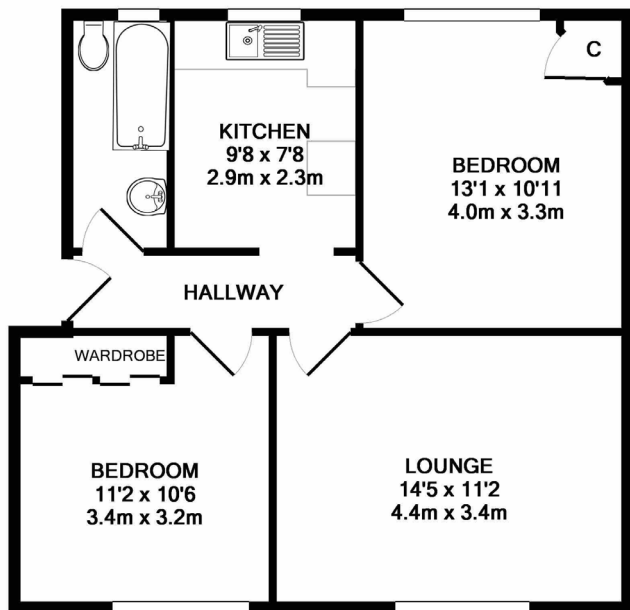
This would make an ideal purchase for a variety of buyers including those looking for a project as does require upgrading. Early viewing is highly recommended.

Area

Sandeman Street is ideally situated in a popular residential area of Dundee and close to all local amenities. 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 includes the newly opened 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



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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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.