



RSB/lindsays

Flat B, 2/0, 215A Hilltown
Dundee, DD3 7AG

"A spacious two bedroom flat within walking distance of Dundee City Centre"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating C

OFFERS OVER £65,000



Description

A spacious two bedroom, second floor flat which is located within walking distance of Dundee City Centre in the vibrant Hilltown area of Dundee close to all local amenities including Abertay University, leisure facilities, shops, bars and excellent commuter transport links. The property benefits from double glazing and gas central heating and included in the sale are the contents of the property including the integrated oven and hob and freestanding fridge freezer and washing machine.

The accommodation comprises a generous lounge, two good sized double bedrooms, kitchen and bathroom with shower over the bath.

Externally at the rear lies a shared garden area.

This is an ideal first time buy or buy-to-let investment and early viewing is highly recommended to fully appreciate the accommodation on offer.

Area

Dundee is Scotland's fourth largest city and is situated on the north shore of the River Tay.

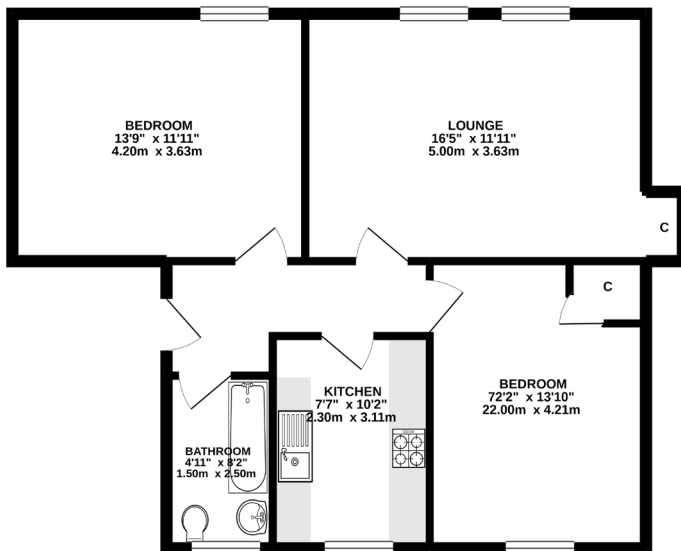
The city is at present undergoing dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018. Dundee has a very diverse mix of culture, history and education and boasts two excellent universities Dundee and Abertay, along with Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through RSB Lindsays on 01382 802050



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or error 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 the purchaser as to their operability or efficiency can be given. Made with Metreplan (2022)

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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.