



**lindsays**

**2E Shaftesbury Place**  
Dundee, DD2 1JX

*"A five bedroom attic floor flat with a current HMO Licence and wonderful views"*

- Hallway
- Open Plan Kitchen/Dining/Lounge
- 5 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry Service
- HMO current licence
- Parking Space

EPC Rating D

**OFFERS OVER £210,000**





## Description

Number 2E Shaftesbury Place is located in the vibrant West End of Dundee within walking distance of the University and on a main bus route to Ninewells Hospital and Dundee. This spacious attic floor flat boasts wonderful river views from the front facing rooms over the River Tay and beyond and is located in the conservation area and listed. The property has a current HMO licence for 5 people which has over two years still to run and is being sold with the tenants insitu. The property would also make an ideal family home given the excellent location.

Included in the sale are all white goods and furniture etc which is owned by the current owners. Practical benefits include double glazing, gas central heating and a secure entry system.

The accommodation which is all on the attic floor comprises an open plan kitchen/dining/lounge with beautiful river views, five double bedrooms with three benefitting from fitted wardrobes and the bathroom with shower over the bath.

Externally the building is accessed at the rear where there is an allocated parking space and a shared garden area.

This is an ideal investment opportunity in a great location and we strongly recommend viewing.

## Area

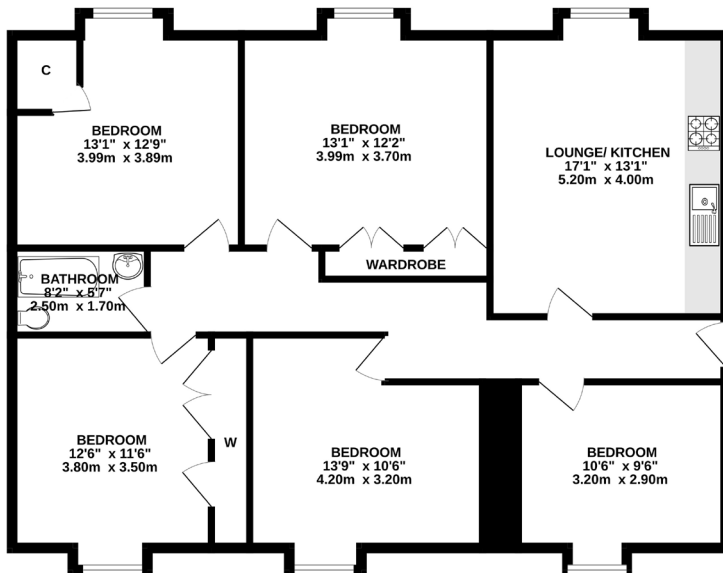
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned 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 Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) or contact client on 07793 326429.



TOP 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, supplies and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with 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.