



lindsays

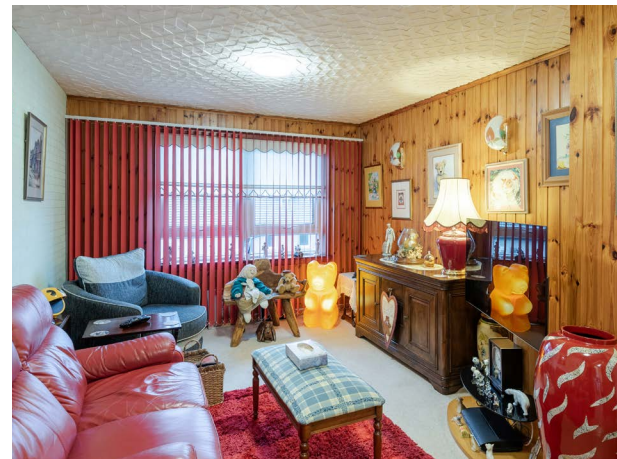
2/L44 McLean Street,
Dundee, DD3 9QG

"Well maintained second floor flat to the north of the City, perfect for the First Time Buyer".

- Hallway
- Lounge
- Kitchen
- Three Bedrooms
- Bathroom
- DG; ECH; Alarm
- Shared Rear Garden

EPC Rating E

OFFERS OVER £80,000



Description

Located in a well-regarded area to the north of the city, this second floor flat has been well maintained over the years by the current owner and provides spacious accommodation ideal for the first-time buyer or buy to let investor.

The accommodation comprises a hallway with built-in storage, bright lounge, kitchen with integrated hob and oven, space for fridge and plumbing for a washing machine, three bedrooms, two of which have built-in wardrobes and a bathroom with instant shower. Outside to the rear there is a shared garden.

Included in the sale are the fitted floor coverings, window blinds, integrated hob and oven and the large freestanding wardrobes and drawers in bedroom one.

Early viewing is highly recommended to appreciate the space of this lovely home.

Area

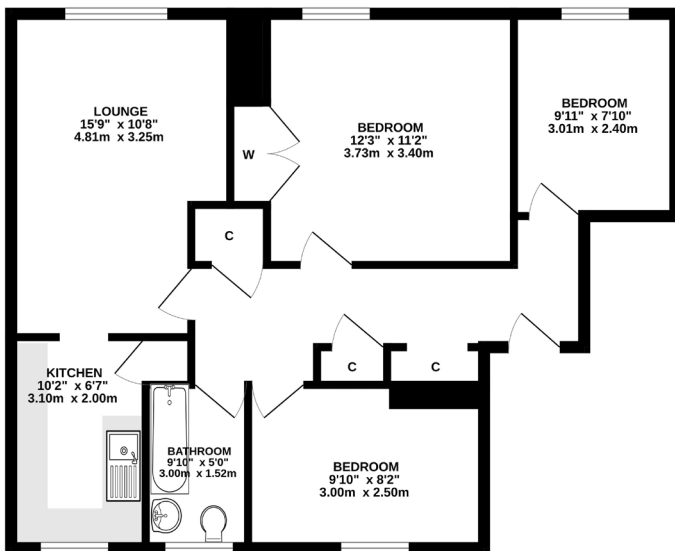
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



2ND FLOOR



While 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metageni 02024

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.