



lindsays

34 Caledonian Court
Eastwell Road, Dundee, DD2 3FF

"A spacious two bedroom apartment with allocated parking close to all amenities"

- Hallway
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Allocated Parking Space

EPC Rating C

FIXED PRICE £76,000



Description

Located at the end of a quiet cul-de-sac this spacious two bedroom apartment forms part of a former mill conversion. The property requires a degree of updating and this has been reflected in the asking price. Practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding fridge freezer, washing machine and oven in the kitchen. The accommodation which is located on the upper floor comprises a spacious lounge with room for a dining table and chairs, kitchen opening from the lounge, two double bedrooms both benefitting from fitted wardrobes and a family bathroom with shower over the bath. In addition there is a large storage cupboard.

Externally the building sits within mutual grounds with a communal bin store at the rear. An allocated parking space lies just outside of the property.

This is an ideal home for a first time buyer or investor and viewing is highly recommended.

Area

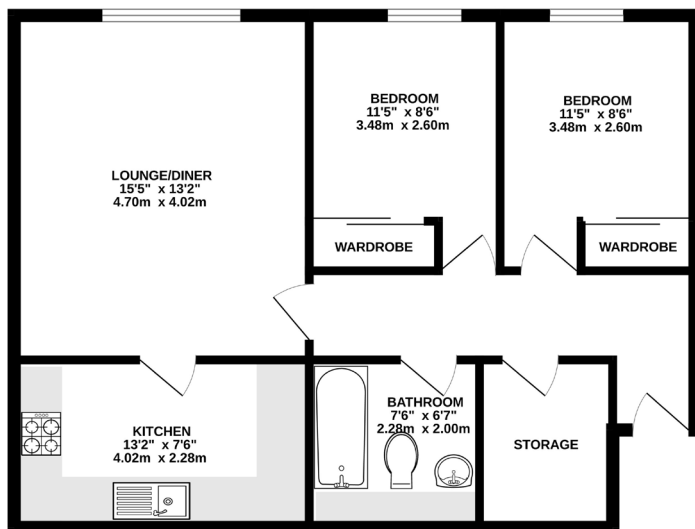
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD 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. The 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 quality 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.