



**lindsays**

187 Yarrow Terrace  
Dundee, DD2 4DY

*" A recently refurbished ground floor flat within walking distance of Ninewells Hospital"*

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Bay Parking

EPC Rating D

**OFFERS OVER £90,000**



## Description

An excellent opportunity to purchase this well presented ground floor flat which is located just minutes from Ninewells Hospital. In move in condition throughout with practical benefits including double glazing, secure entry and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine in the kitchen.

The accommodation comprises a spacious hallway which boasts a large storage cupboard, bright south facing lounge with views towards the River Tay, modern kitchen leading from the lounge, two double bedrooms with the front bedroom benefitting from river views and a fitted wardrobe and the contemporary bathroom with shower over the bath.

Externally there is ample bay parking for all residents and an enclosed play park close by.

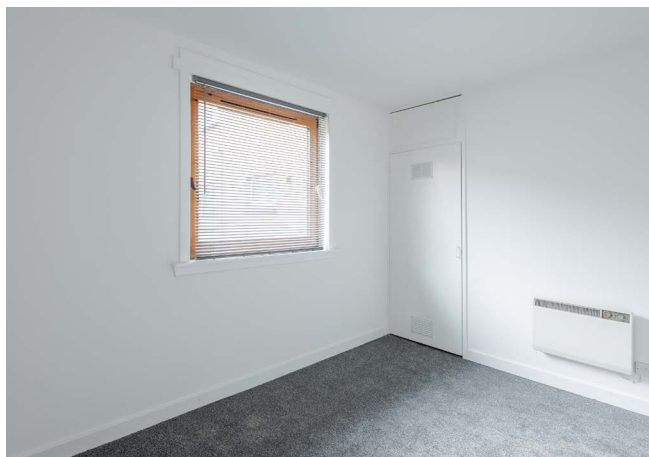
This lovely apartment will be an ideal purchase for a first time buyer and also investors and early viewing is highly recommended.

## Area

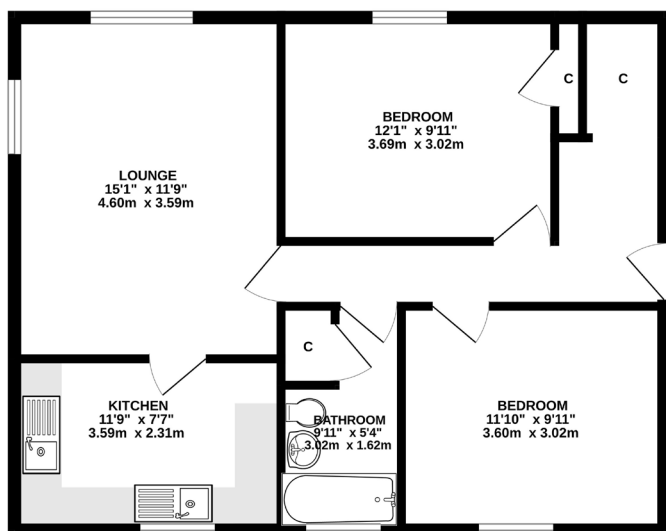
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND 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 correct, logical and applicable should have not been noted and no guarantee as to their suitability 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.