



lindsays

**1E Walker's Mill,
Dundee DD3 7DD**

"Beautifully presented, three-bedroom ground floor flat with garden".

- Hallway
- Open Plan Lounge/Kitchen/Dining
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Parking
- Gardens

EPC Rating C

OFFERS OVER £125,000



Description

Lindsays are delighted to offer to the market this delightful and unique ground floor flat which is located in a popular residential area of Dundee and within walking distance of the City Centre. This spacious home can only be described as being in show home condition throughout and practical benefits include double glazing and gas central heating.

The accommodation comprises a reception hall with built-in utility cupboard which has plumbing for a washing machine and space for a dryer. The lounge/dining/kitchen is a bright open plan space with door leading out to the front garden. There is a feature fireplace and ample space for a dining table and chairs. The kitchen area is fitted with a range of wall and base units (newly installed 2023) with integrated hob, oven, hood, dishwasher and space for a fridge freezer. There are three good sized bedrooms, one of which has been opened up to be used as a sitting room by the present owners and has French doors opening out to the deck and garden. The wall can easily be reinstated should the purchaser prefer to use it as a bedroom. The shower room is modern with thermostatic shower. Outside the front garden is fully enclosed with areas of timber deck and lawn providing an ideal spot in which to relax and enjoy the sun. There is a communal drying green to the rear and there are two resident parking spaces. Included in the sale are all floorcoverings and blinds, where fitted, along with the integrated oven, hob, extractor hood and dishwasher in the kitchen. The garden shed is also included.

This is a beautiful home which will appeal to a wide range of buyers, and we highly recommend early viewing to avoid disappointment.

Area

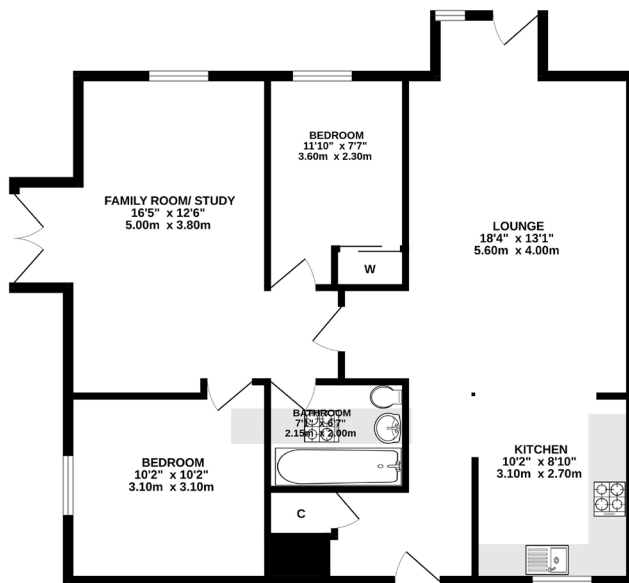
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND 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 error in statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronom 1/2024

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.