



lindsays

G/2 1 Seafield Road
Dundee, DD1 4NR

"A well presented two bedroom ground floor flat in the heart of the popular West End"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Cellar
- Shared Courtyard Gardens

EPC Rating D

OFFERS OVER £130,000



Description

An excellent opportunity to purchase this well presented ground floor flat which is located in a block of similar style properties in the heart of the vibrant West End of Dundee within walking distance of Dundee University and City Centre. This lovely flat is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and fridge freezer in the kitchen. In addition all furniture is also included in the sale. The flat is entered from the rear courtyard and can be found on the right hand side of the close. A padlocked cellar pertaining to this property is located in the close and is ideal for storing bikes. The accommodation comprises a bright open plan lounge/dining /kitchen with fitted units, two double bedrooms with the main room boasting excellent fitted storage and a modern shower room.

Externally at the rear of the block there is a charming courtyard garden ideal for socialising in the summer.

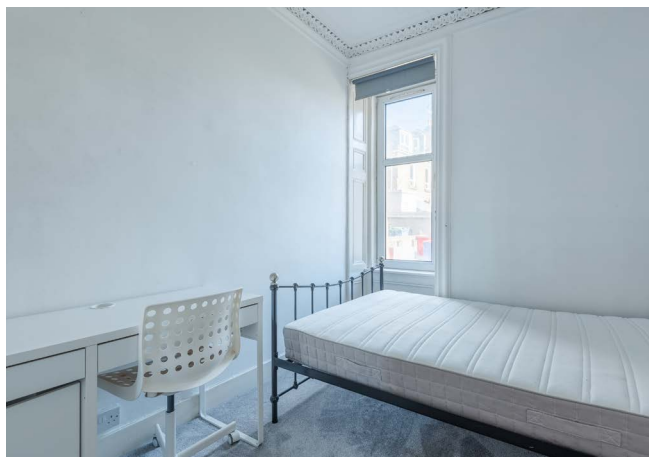
This is an ideal purchase for those going to university or as an investment opportunity and viewing is strongly encouraged.

Area

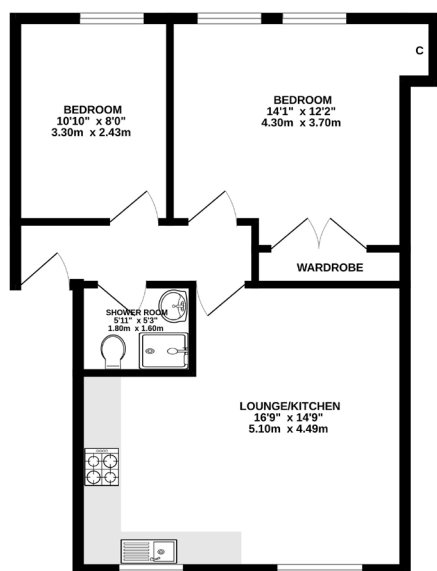
Seafield Road is located adjacent to the vibrant Perth Road and just a few minutes walk from Dundee University and the iconic Magdalen Green. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This 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 operability 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.