



**lindsays**

1st Floor Flat, 4 Eassons Angle,  
Dundee, DD2 2LP

*"A freshly decorated flat, ideal for students in the vibrant West End of Dundee"*

- Hallway
- Lounge/Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden
- West End Location

EPC Rating C

**OFFERS OVER £85,000**



## Description

Located in a quiet street in the desirable West End of Dundee this first floor flat will make an ideal home for the 1st time buyer or students looking to share, located just a few minutes' walk from the bustling Perth Road and a five-minute drive to Ninewells Hospital. The property benefits from double glazing and gas central heating.

The accommodation comprises a hallway which provides access to all of the accommodation with a deep built-in cupboard, a bright lounge/kitchen with integrated hob, oven and extractor hood, two bedrooms, one of which has a built-in wardrobe, and the bathroom with instant shower and glazed screen over the bath. Outside to the rear lies a well maintained shared drying green.

This lovely property can only be fully appreciated by viewing which is highly recommended.

## Area

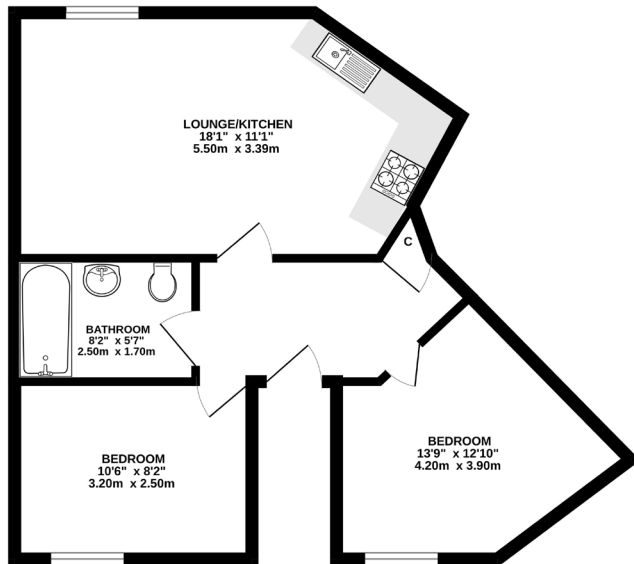
Easson's Angle is located just off Milbank Road, within a few minutes' walk from the popular Perth Road with its eclectic array of shops, restaurants and Sainsburys store. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted 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](mailto:dundeeproperty@lindsays.co.uk)



### 1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors 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 a guide for only prospective purchasers. The fixtures, systems and appliances shown have not been tested and no guarantee is given.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.