



**lindsays**

**Flat 13 8 Castle Street  
Dundee DD1 3AF**

*"Well presented two bedroom top floor flat in the heart of Dundee City Centre"*

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- Gas Heating

EPC Rating D

**OFFERS OVER £140,000**



## Description

This is an excellent opportunity to purchase this well presented two bedroom top floor flat set within a grade C listed building in the heart of Dundee City Centre. Castle Street is ideally situated for access to a number of shops, restaurants and bars as well as both Universities. The bus station and train station are both within a short distance.

The accommodation comprises: hallway, bright and spacious lounge, dining kitchen, two double bedrooms and bathroom. Benefits include sash and case windows, gas central heating and secure phone entry system.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

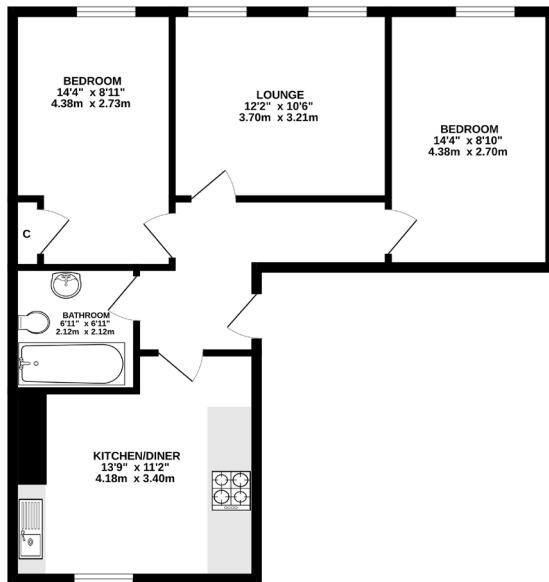
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.