



lindsays

10 Gardyne Place
Dundee, DD4 7PQ

" A refurbished one bedroom first floor flat in a popular residential area"

- Hallway
- Lounge
- Breakfasting Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Bay Parking

EPC Rating C

OFFERS OVER £85,000



Description

An excellent opportunity to purchase this newly upgraded and refurbished First floor one bedroom flat which is located in a quiet residential area on the eastern edge of Dundee City close to vibrant Broughty Ferry. The property has been upgraded to a high standard with new gas central heating and boiler, new electrics including LED lighting, and new chrome sockets and switches, new kitchen, bathroom, internal doors, facings and floorcoverings. The accommodation comprises a bright south facing lounge with picture window offering a pleasant outlook, contemporary kitchen with integrated oven and hob and space for a table and chairs, double bedroom and a wall mounted television and fitted bathroom with shower over the bath. In the hall you will find a large walk in cupboard and two further storage cupboards.

Externally the mutual stairwell is accessed via a secure entrance and ample parking is available in bays adjacent to the block.

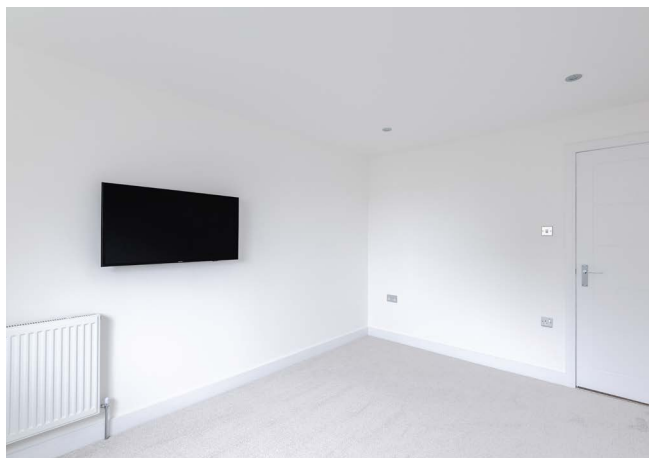
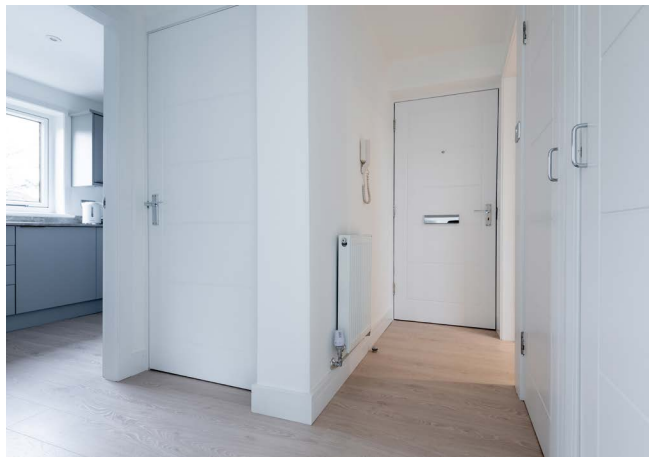
This superb flat feels like a new build property inside and will be an ideal first time buyer purchase in show home condition. Early viewing is strongly recommended.

Area

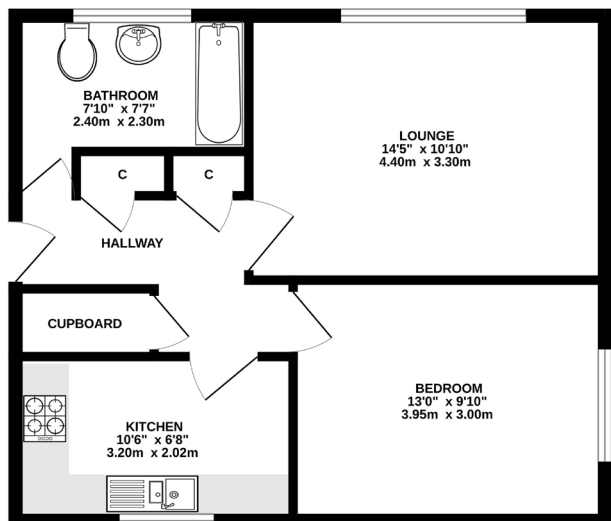
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of these, windows, doors and any other items are approximate and no responsibility is taken for any mis-omission or error. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metreplan 12/2014

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.