



lindsays

17 1/L, St. Mungo Terrace,
Dundee, DD3 9NE

"A spacious one-bedroom flat in a quiet area of St. Mary's"

- Hallway
- Lounge/Diner
- Kitchen
- Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Communal Garden

EPC Rating D

OFFERS OVER £55,000



Description

An excellent opportunity to purchase a one-bedroom first floor flat situated a block of block of similar properties in a quiet area of popular St. Mary's. The property is ideally located with ease to local amenities & public transport. The property benefits from double glazing, gas central heating & secure entry door. Included in the sale are all floor and window coverings, light fittings, and the washing machine.

The property comprises; Hallway with two cupboard providing great storage, bright lounge with space for dining. Fitted kitchen with ample counter & cupboard space, large double bedroom, and a tiled shower room.

Externally on street parking is available near to the property & there is a well kept communal garden to the rear of the property.

This would be an ideal property for a first time buyer or investor and early viewing is highly recommended.

Area

St Marys area of Dundee lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found nearby. The Kingsway Retail Park is a short drive away where a Tesco Superstore and major retailers are located.

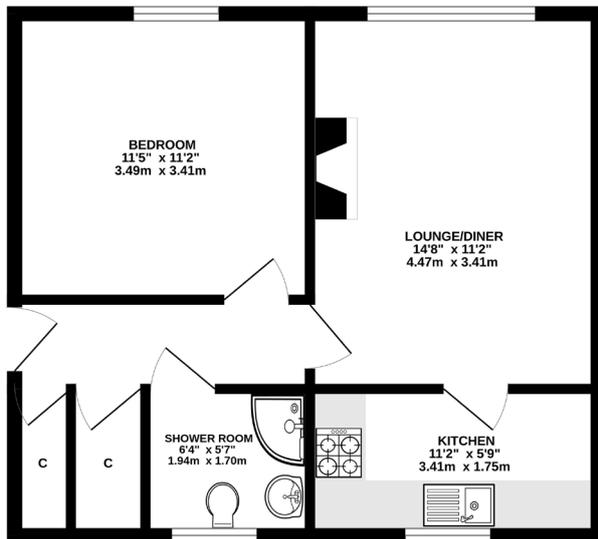
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any

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.