



lindsays

**3/L 50 High Street
Lochee, Dundee, DD2 3AW**

"A spacious third floor flat close to all local amenities"

- Hallway
- Lounge
- Breakfasting Kitchen
- Double Bedroom
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Drying Green

EPC Rating D

OFFERS OVER £60,000



Description

An excellent opportunity to purchase this spacious third floor flat which forms part of a block of similar style properties at the top of the High Street in Lochee and close to all local amenities. The property is in move in condition with practical benefits including double glazing, secure entry 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. The accommodation comprises a spacious lounge, breakfasting kitchen with ample room for a table and chairs and benefitting from two large cupboards and a pulley. There is a good sized double bedroom and family bathroom with shower over the bath.

Externally the shared drying green is well maintained and ample parking is available close by.

This is an excellent opportunity for a first time buyer or investor.

Area

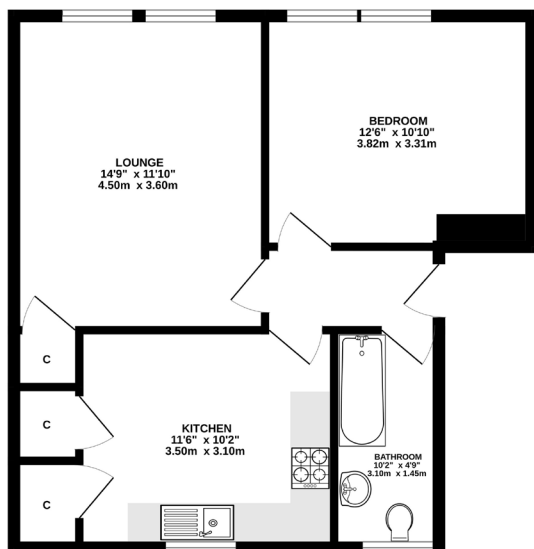
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items not appropriate 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 prospective purchaser. The services, fixtures and appliances shown herein are not being fitted and no guarantee as to their condition or efficiency can be given. Made with floorplan 1/2024

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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.