



lindsays

Third Floor Right

28 Cleghorn Street, Dundee, DD2 2NN

"A well presented third floor flat within walking distance of Dundee City Centre"

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Drying Green

EPC Rating D

OFFERS OVER £65,000



Description

A tastefully presented one bedroom third floor flat which is set within a block of similar style properties and is located within walking distance of Dundee University and City Centre. This lovely flat has been well maintained by the current owner and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation comprises a bright lounge with room for a dining table and featuring a period style fireplace. (the gas fire may not comply with current regulations). The kitchen boasts a pretty window seat and a useful breakfast bar. There is a well appointed double bedroom and the family bathroom with shower attachment over the bath.

Externally at the rear of the building lies a shared drying green. There is ample parking on Cleghorn Street.

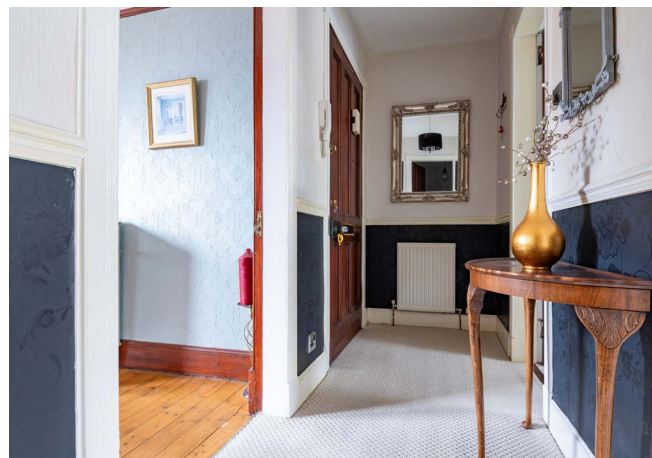
This lovely flat will be an excellent purchase for a first time buyer and viewing is highly recommended.

Area

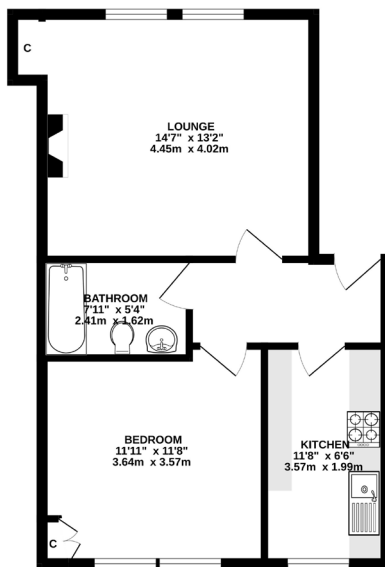
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors contained in the floorplan. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on the date.
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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.