



**lindsays**

19 Thornbank Street  
Dundee, DD4 6HT

*"A well presented first floor two bedroom flat in move in condition"*

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Shared Gardens
- Residents Parking

EPC Rating D

**OFFERS OVER £110,000**



## Description

An excellent opportunity to purchase a two bedroom first floor flat which is situated in a block of similar style properties within walking distance of Dundee City Centre.

The property is in move in condition throughout and practical benefits include double glazing, electric heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding fridge, freezer and washing machine in the kitchen.

The accommodation which is all on the first floor comprises a bright, spacious south facing lounge, kitchen with ample room for a table and chairs, two double bedrooms both benefitting from excellent fitted wardrobes and the family shower room.

Externally there are well maintained mutual gardens grounds and drying green with each neighbour taking responsibility for a share. There is an allocated parking space pertaining to this property.

This is an ideal property for a variety of buyers including as a first home and viewing is strongly recommended.

## Area

Thornbank Street is a quiet cul-de-sac located off the Arbroath Road on the east side of Dundee City. 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)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, 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 prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HARPING ©2014

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.