



lindsays

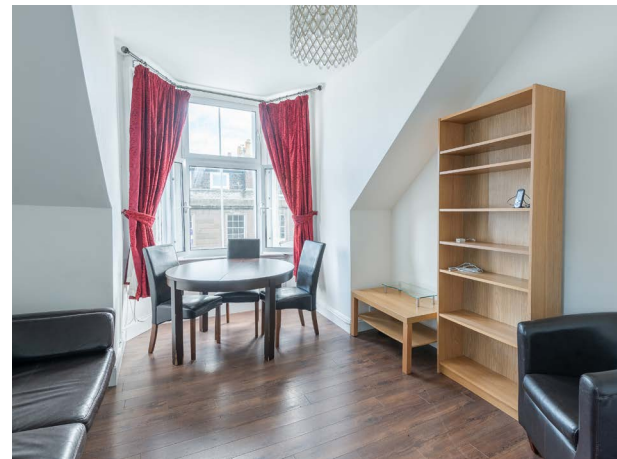
1A Tay Square
Dundee, DD1 1PB

"A spacious top floor flat in the heart of the City"

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Bathroom
- Secondary Glazing
- Gas Central Heating
- Secure Entry

EPC Rating D

OFFERS OVER £150,000



Description

An excellent opportunity to purchase an attractive top floor flat which is located in the very heart of Dundee City centre in the vibrant West End. This spacious apartment is ideal for city living and just around the corner from Dundee University.

The property is in move in condition and practical benefits include secondary 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/dining room, breakfasting kitchen, two double bedrooms with both benefitting from fitted wardrobes and the family bathroom with shower over the bath.

A secure entry provides access to the building and parking can be found close by.

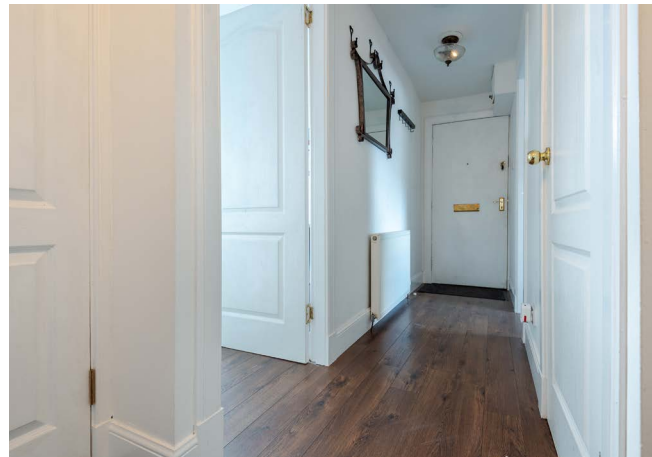
This is an ideal home for a variety of buyers and we strongly recommend viewing.

Area

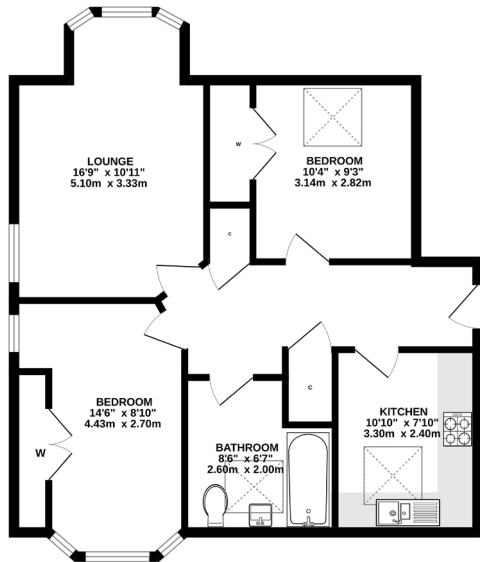
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and other areas 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 structural, systems and appliances shown here are not shown tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan ©2021

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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.