



lindsays

2/L, 2 Wedderburn Street,
Dundee, DD3 8BX

Spacious one-bedroom flat ideal for a 1st time buyer or buy to let"

- Hallway
- Lounge
- Kitchen
- Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating Band C

OFFERS OVER £60,000



Description

Lindsays are pleased to offer to the market this spacious one-bedroom second floor flat in a popular residential area. Wedderburn Street is ideally situated for access to a number of local amenities including shops and schools as well as being close to a local commuter bus route.

The accommodation comprises: hallway, bright spacious lounge with ornate cornice, modern fitted kitchen with integrated hob, oven, hood fridge, freezer, washing machine and wine cooler, double bedroom with fitted wardrobes and bathroom with thermostatic shower. Benefits include double glazing and gas central heating. Outside there is a shared rear garden.

The property is likely to appeal to a variety of buyers, in particular the 1st time buyer and buy to let investor, therefore we do recommend early viewing.

Area

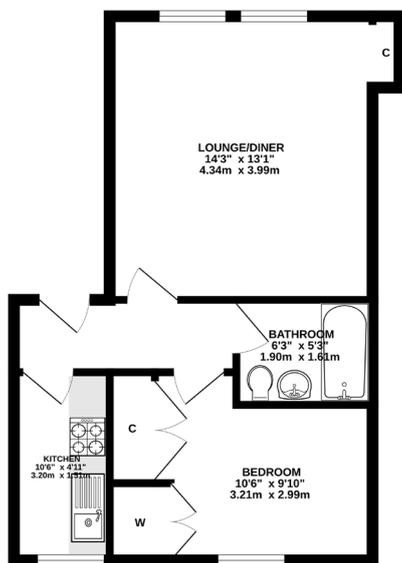
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, 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 services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.