



lindsays

94 Yarrow Terrace,
Dundee, DD2 4ED

"One bedroom ground floor apartment within walking distance of Ninewells Hospital"

- Hallway
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Bay Parking

EPC Rating C

OFFERS OVER £70,000



Description

An excellent opportunity to purchase this well presented ground floor flat which is located just minutes from Ninewells Hospital. In move in condition throughout with practical benefits including double glazing, secure entry, and gas central heating. Included in the sale are all light fittings, floorcoverings and blinds where fitted along with the white goods.

The accommodation has been decorated throughout and comprises a hallway which boasts a large storage cupboard, bright and spacious lounge, modern fitted kitchen leading from the lounge, large double bedroom, and a family bathroom with shower over bath.

Externally there is ample bay parking for all residents.

This lovely apartment will be an ideal purchase for a first time buyer and also investors and early viewing is highly recommended.

Area

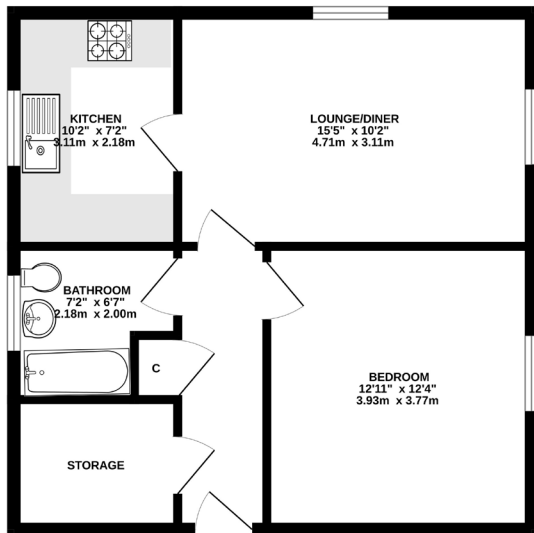
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of flats, windows, doors and any other items are approximate and no responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Maplewell Network Office

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.