



**lindsays**

32A Campbell Street,  
Dundee, DD3 6BU

*"A traditional ground-floor flat close to all amenities perfect for the 1st time buyer"*

- Hallway
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Rear Garden

EPC Rating C

**OFFERS OVER £55,000**





## Description

Traditional ground floor tenement flat set close to the amenities of Lochee, yet within walking distance of the city centre. The property has been successfully rented out for a number of years by the present owner, therefore may appeal to the BTL market. Practical benefits include double glazing and gas central heating. The accommodation comprises a spacious lounge, kitchen with integrated appliances, double bedroom with wall length fitted wardrobes and a shower room. Outside to the rear is a shared garden.

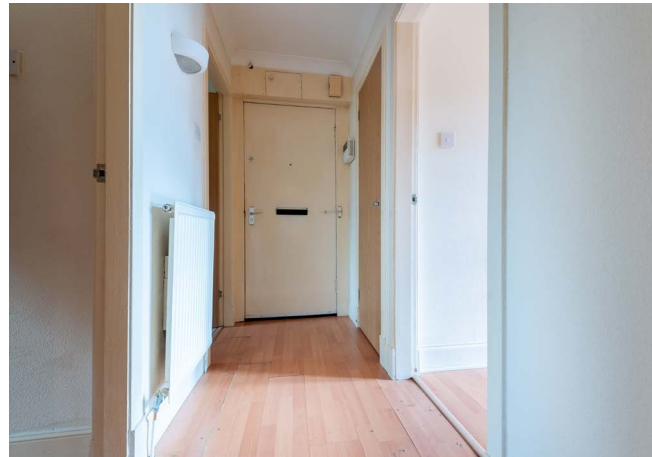
This is an ideal home for a first-time buyer or investor and viewing is highly recommended.

## Area

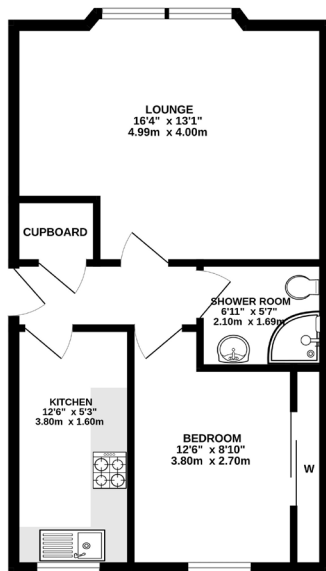
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, 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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyPlan 02/04

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.