



lindsays

GL 11 Janefield Place
Dundee, DD4 7AD

"A tastefully presented ground floor period property in a quiet residential area"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Rear Garden
- Private Front Garden

EPC Rating D

OFFERS OVER £130,000



Description

Located in the very popular Maryfield area of Dundee this charming ground floor period style flat will make an ideal home for a variety of buyers including as a first home. This beautiful property is in move in condition throughout and boasts many period features including marble fireplace and ornate coving. Practical benefits include gas central heating, secure entry and double glazing with the exception of the window in the en suite. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding dishwasher and fridge freezer in the kitchen and washing machine in the hall cupboard.

The accommodation is all on the ground floor and comprises a delightful south facing lounge/dining room featuring a fabulous fireplace, bay window and lovely coving. There is a compact kitchen, master bedroom with en suite shower room, further double bedroom and bathroom with shower over the bath.

Externally at the front of the property lies a small garden pertaining to this property. At the rear is a well maintained shared garden space. Other attributes include a cupboard under the stair and a large shared wash house ideal for storing bikes and garden tools.

This charming property can only be fully appreciated by viewing which is highly recommended.

Area

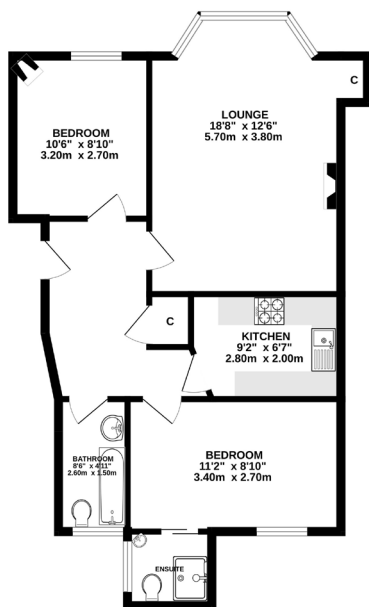
Janefield Place is a quiet lane located in the very popular Maryfield area of Dundee which is within walking distance of Dundee City Centre and all local amenities are on the doorstep. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently 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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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, suppliers and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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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.