



lindsays

56 Waverley Terrace,
Dundee, DD4 6LJ

"A spacious upper flat in move-in condition ideal for the 1st time buyer"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Gardens

EPC Rating D

OFFERS OVER £135,000



Description

Lindsays are delighted to bring to the market this two-bedroom upper floor flat which is in move-in condition. Waverley Terrace is ideally situated for local shops and amenities and with ease of access to both the City Centre and Broughty Ferry via a regular bus service.

Practical benefits include double glazing and gas central heating and included in the sale are floorcoverings, integrated kitchen appliances and blinds where fitted.

The accommodation comprises a bright south facing lounge/dining room with bay window which enjoys River Tay views between the opposing properties, kitchen with integrated hob, oven and extractor hood, two double bedrooms both with built-in cupboards/wardrobes and the fitted shower room. A hatch in the hallway provides access to the attic space.

Outside there is a shared drying green to the rear and a private garden to the side laid with chipped stone for ease of maintenance.

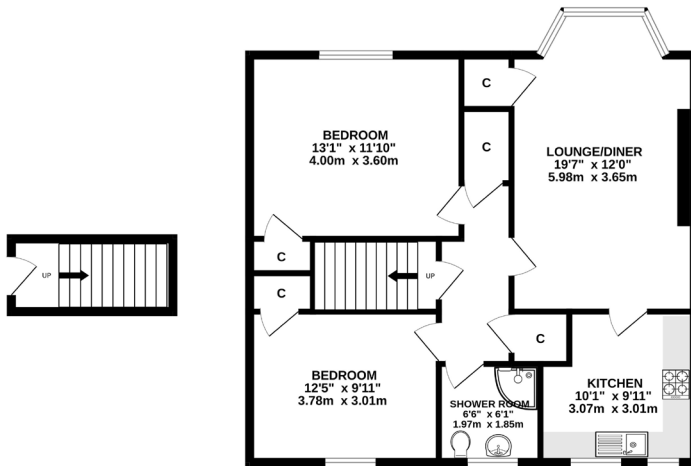
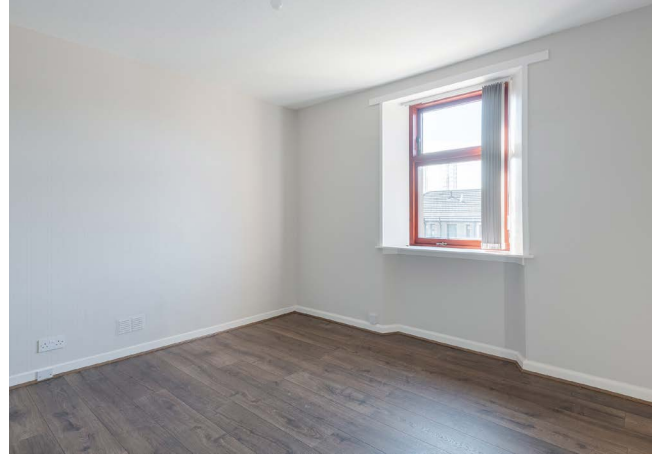
This lovely flat really will appeal to a variety of buyers and we strongly recommend viewing.

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



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.