



lindsays

3 Kinloch Terrace
Dundee DD3 6JZ

"Spacious two bedroom flat with lovely views towards the River Tay"

- Hallway
- Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Private & Communal Gardens

EPC Rating C

FIXED PRICE £118,000



Description

Lindsays are delighted to offer to the market this spacious two bedroom ground floor flat with lovely views towards the River Tay. Kinloch Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property comprises: hallway, bright and spacious lounge/diner with bay window, fitted kitchen, two good sized double bedrooms both with built in wardrobes and family bathroom. Benefits include double glazing and gas central heating.

Externally there are private gardens to the front and side. Both are mainly laid with lawn with a selection of mature plantings and decking to the side. There is a well maintained communal drying area to the rear. This flat is on the ground floor but it should be noted that there are a number of stairs to the property.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

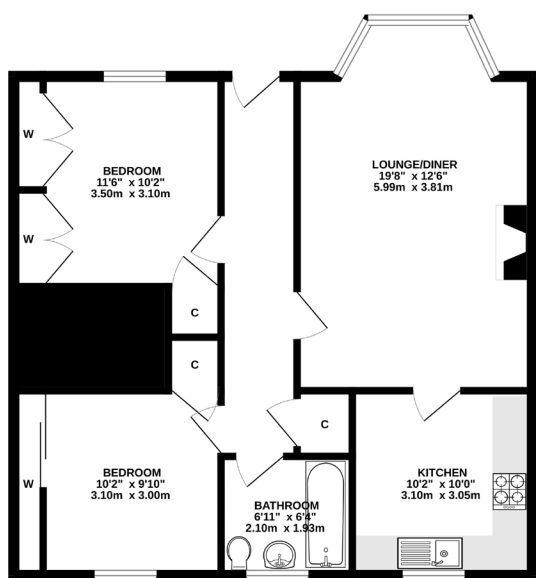
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 the guarantee goes to their availability or otherwise can be given.
RHS: 2018/04/04/02/04

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.