



lindsays

123 Byron Street,
Dundee DD3 6ER

"Spacious two bedroom, upper flat in highly popular location"

- Hallway
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden

EPC Rating C

OFFERS OVER £75,000



Description

This is an excellent opportunity to purchase this upper floor, two bedroom flat situated in a popular residential area. Byron Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route offering straightforward access to Dundee City Centre. This is a non-standard construction and lending may be restricted.

The accommodation comprises: Hallway, bright and spacious lounge with electric fire, Kitchen with space for dining, two generously sized double bedrooms and a family bathroom with shower over bath. The property has been recently painted throughout with new flooring and carpets benefits from gas central heating, double glazing, and attic space. Included in the sale are all floor coverings, light fittings and blinds where fitted.

Externally to the rear of the property is the shared garden area along with a private shed. Parking is available on the street outside the property.

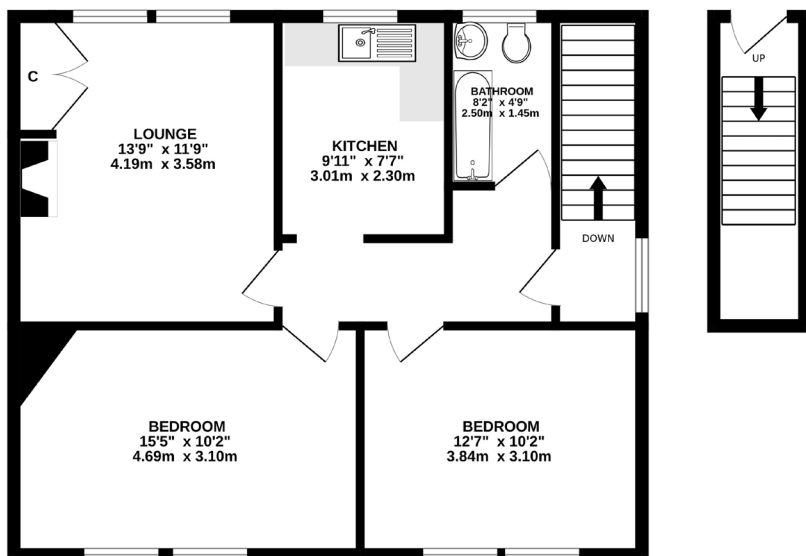
Having previously been a successful rental property this is ideally suited to an investor or first time buyer.

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.