



lindsays

Flat 3/2, 2 Lytton Street
Dundee, DD2 1EU

"A spacious top floor period style apartment boasting lovely views of the river and beyond"

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Gardens

EPC Rating E

OFFERS OVER £170,000



Description

An excellent opportunity to purchase an impressive top floor period style apartment located in the heart of the vibrant West End and featuring a beautiful corner bay window in the lounge offering stunning views over the River Tay and beyond. This spacious apartment is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge, freezer and freestanding dishwasher and washer dryer in the kitchen. Entering the building you will be immediately impressed with the well maintained period style tiled entrance hallway. On reaching the property itself the accommodation comprises a superb lounge with dual aspect views from the stunning corner bay ideal for enjoying the fabulous sunsets. Other features include an open fireplace, ornate cornice and original flooring. There is a good sized dining kitchen with large storage cupboard, two double bedrooms both with partial river views and the bathroom with shower over the bath. Externally there are shared gardens at the front and rear of the building and parking is available on Lytton Street.

Lytton street is situated just minutes from the bustling Perth Road where excellent shops, cafes and the famous "Mennies" bar can be found. Dundee University is within ten minutes walk and the main bus route to Ninewells Hospital and the City Centre is close by.

This lovely property and excellent location will be ideal for a variety of buyers and viewing is strongly recommended.

Area

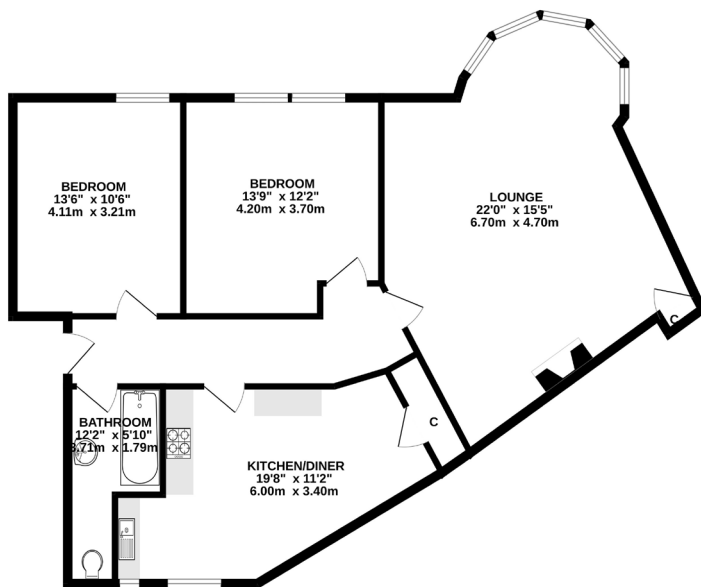
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality 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.