



lindsays

Upper Flat, Mansion East Claverhouse,
Dundee DD4 9DD

"A unique two-bedroom apartment forming part of a divided mansion house"

- Hallway
- Lounge
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Partial Double Glazing
- Gas Central Heating
- Private Garden

EPC Rating E

OFFERS OVER £170,000



Description

Lindsays are delighted to bring to the market this unique and deceptively spacious upper apartment forming part of a divided mansion in a lovely setting. The spacious apartment is in move-in condition throughout, and practical benefits include gas central heating, excellent storage and partial double glazing. Included in the sale are all carpets, floorcoverings and blinds where fitted, along with the integrated oven, hood and hob in the kitchen and the garden shed.

The accommodation comprises on the lower floor: hall with large walk-in storage cupboard, lounge with fireplace recess, delightful kitchen/dining room with space for table and chairs, and an extremely spacious bathroom with instant shower. The upper floor hosts a hallway with storage cupboard and the two well-proportioned double bedrooms. Outside the private courtyard style garden is planted with mature shrubs and trees, has a timber deck and a garden shed.

The property has a charm which will undoubtedly appeal to a variety of buyers, therefore early viewing is highly recommended to appreciate both the location and layout of this lovely home.

Area & Directions

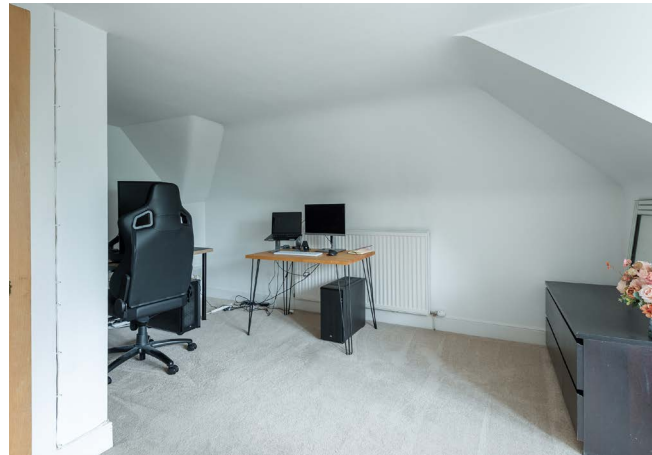
The property is located with the Barns of Claverhouse area to the north of Dundee. This flat is located at the rear of the mansion and can be accessed by travelling along Barns of Claverhouse Road, continuing over the speed bumps and past the primary school. Take the second entrance into Orchard Court and follow the road around to the left where parking is available. The property is accessed via the wrought iron gate on the left.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors 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 architect, planners and appliances shown here are not to be taken as a guarantee as to their operability 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.