



lindsays

40 Ancrum Drive
Dundee, DD2 2JB

"A stylish ground floor apartment which has been fully upgraded throughout"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £130,000



Description

An excellent opportunity to purchase this stylish ground floor apartment which has been fully upgraded to a high standard throughout and is located in close proximity to Ninewells Hospital. This beautifully presented apartment is in show home 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 and washing machine in the kitchen and bedroom wardrobes. Other items of furniture may be included by separate negotiation.

The accommodation is entered at the rear of the block and all situated on the ground floor. There is a well appointed lounge, contemporary kitchen with marble effect worktops, stylish shower room and two double bedrooms with the main room featuring a wall of fitted storage.

Externally there are two areas of private garden with one at the rear and one at the front. Parking is available on Ancrum Drive.

This beautiful flat upgraded in full throughout will be popular and early viewing is highly recommended.

Area

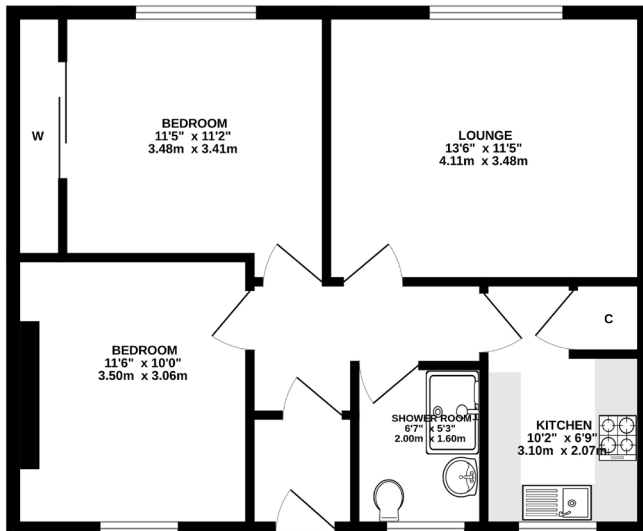
Ancrum Drive is ideally located close to Balgay Park and just a few minutes from both Ninewells Hospital and bus routes into the City Centre. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of 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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.