



lindsays

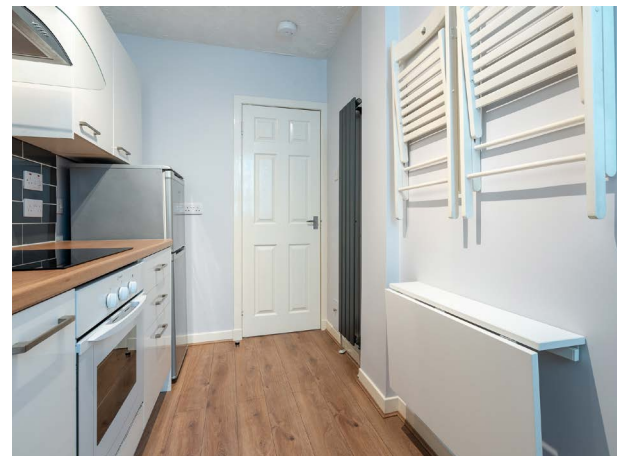
First Left, 166 Lochee Road,
Dundee, DD2 2NH

*" A tastefully presented first floor flat in
move in condition throughout"*

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Drying Green

EPC Rating C

OFFERS OVER £82,000



Description

An excellent opportunity to purchase this lovely first floor flat which has been upgraded throughout and lies within walking distance of Dundee City Centre. Practical attributes include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, fridge, freezer and washing machine in the kitchen.

The accommodation comprises a well appointed lounge with feature fireplace, stylish breakfasting kitchen, master bedroom with fitted wardrobes, further bedroom with storage cupboard and the contemporary bathroom with shower over the bath.

Externally at the rear of the building lies a shared drying green. On street parking is available on Lochee Road.

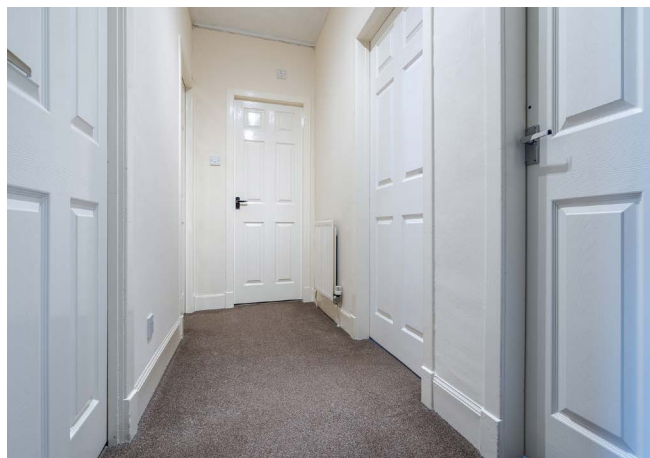
This lovely flat is in close proximity to both Dundee University and Ninewells Hospital and we strongly recommend viewing.

Area

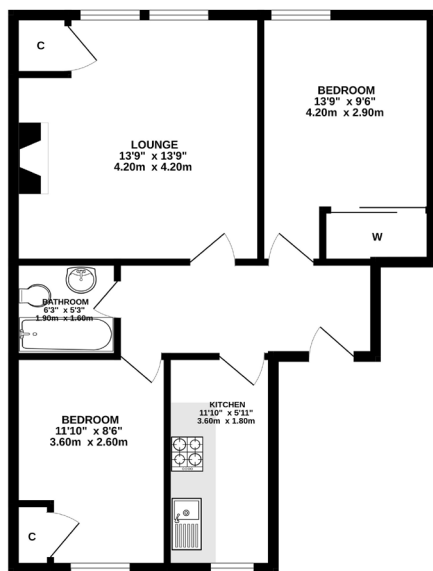
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Model agent arranged has been made to ensure the accuracy of the supplier provided data. Measurements of doors, windows, rooms 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 a guide only for any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.
Made with Metrage 02/24

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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.