



1/R, 3 Smith Street,
Dundee, DD3 8AZ

"A first floor flat in a popular residential location, perfect for the BTL market"

- Hallway
- Lounge
- Kitchen
- Shower Room
- Double Bedroom
- Electric Heating
- Secure Entry
- Shared Drying Area

EPC Rating D

OFFERS OVER £50,000



Description

This is an excellent opportunity to purchase a first-floor flat located in a well maintained tenement block of similar style properties in a popular residential area of Dundee.

The property requires a degree of updating and this has been reflected in the asking price. Practical benefits include electric heating and included in the sale are all carpets and floorcoverings along with the cooker, fridge and washing machine in the kitchen (no warranties provided).

The accommodation comprises a well-proportioned lounge with ornate cornice, centre rose and deep skirtings, galley style kitchen, double bedroom with built-in wardrobes and shower room.

Outside to the rear of the property lies a shared drying area with private bin store. This is an ideal investment buy within an excellent area.

Area

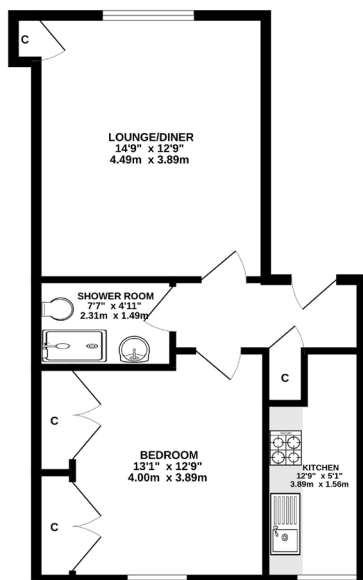
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their availability or otherwise can be given.
Made with MetShape 02/24

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.