



lindsays

2/L 4 Morgan Street
Dundee, DD4 6LX

"A spacious second floor flat in move in condition"

- Hallway
- Corner Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating

EPC Rating C

OFFERS OVER £110,000



Description

This spacious second floor flat is located just around the corner from the iconic Baxter Park and within walking distance of Dundee City Centre and all local amenities.

The flat is in move in condition throughout 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 free standing fridge, cooker and fridge/freezer in the kitchen.

On entering the property you will be impressed with the wide hallway leading to the corner lounge featuring ornate coving and centre rose. There is a large kitchen/diner with pulley and larder cupboard and ample room for a table and chairs. The two bedrooms are both good sizes and the family bathroom with shower over the bath completes the accommodation.

Externally parking is available on Morgan Street.

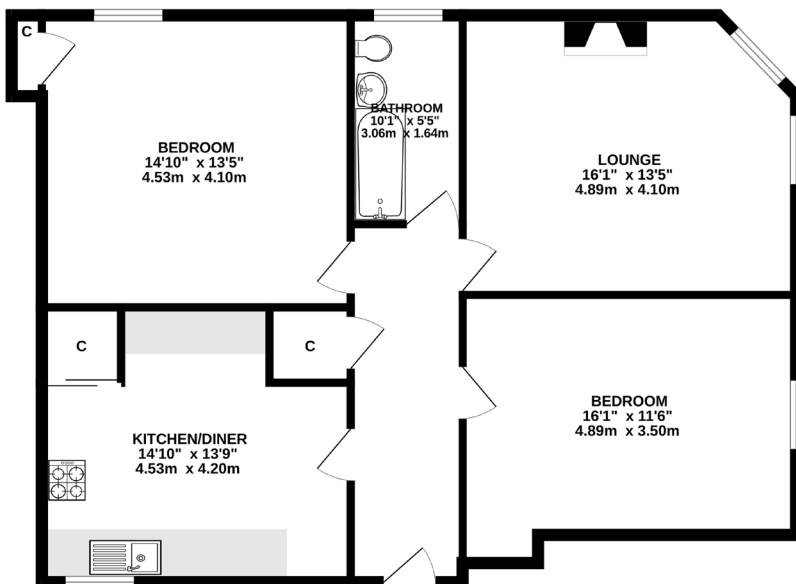
This is a great property for a first time buyer or investor and we strongly recommend viewing to appreciate the size of the flat.

Area

Morgan Street is located in the Stobswell area of Dundee and close to BaXter Park and Morgan Academy. 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



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.