



**lindsays**

Flat 1A, 7 St. Peter Street,  
Dundee, DD1 4JJ

*"A tastefully presented first floor one bedroom flat in the vibrant West End of Dundee"*

- Hallway
- Lounge
- Kitchen/Breakfast Room
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden

EPC Rating Band C

**OFFERS OVER £95,000**



## Description

Located in a quiet street in the desirable West End of Dundee this lovely first-floor flat will make an ideal home for a variety of buyers located just a few minutes' walk from the bustling Perth Road and a five-minute drive to Ninewells Hospital. Practical benefits including double glazing and gas central heating.

The accommodation comprises a bright lounge with recessed shelved display with storage cupboard below. There is a grey hi-gloss fitted kitchen with integrated hob and oven, plumbing for a washing machine and space for a fridge-freezer. The bathroom is fitted with a white suite with instant shower over the bath and the accommodation is completed with the double bedroom with built-in double wardrobe. Outside at the rear lies a well maintained shared drying green. Included in the sale are the integrated kitchen appliances and white goods (no warranties provided). The property is also compliant with the new inter-linked smoke alarm legislation.

This superb flat and excellent location can only be fully appreciated by viewing which is highly recommended.

## Area

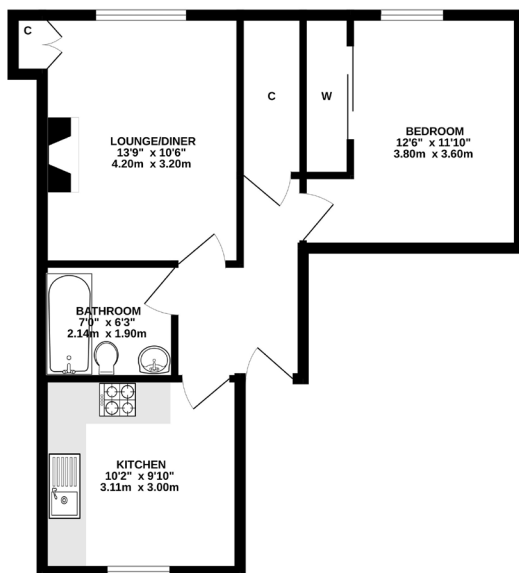
St. Peter Street is located in the heart of the desirable West End of Dundee just off the popular Perth Road with its eclectic array of shops, restaurants and Sainsburys store. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently 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](mailto:dundeeproperty@lindsays.co.uk)



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, fixtures, corners 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 materials, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Maple Hill Homes 0204

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.