



lindsays

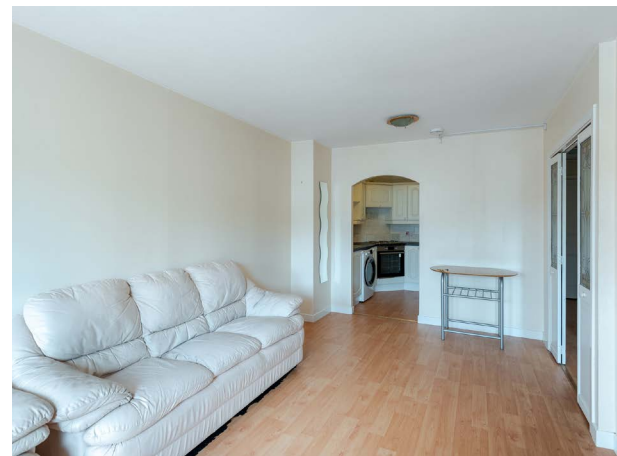
Flat 8, 99 Strathmartine Road,
Dundee, DD3 7RY

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

- Hallway
- Lounge/Dining
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Electric Central Heating
- Secure Entry
- Parking

EPC Rating C

OFFERS OVER £55,000



Description

This is an excellent opportunity to purchase a second floor flat located in a modern block of similar style properties in a popular residential area of Dundee. Located close to shops, amenities and within easy reach of the City Centre either on foot or by regular bus service. The property has been well maintained and is presented to the market in move-in condition. Practical benefits include security entry, electric heating and double glazing. Included in the sale are all floorcoverings along with the integrated kitchen appliances.

The accommodation comprises; hall with built-in deep storage cupboards, one of which has been used as a workstudy, a well-proportioned lounge with window to the front, open plan to the kitchen with a range of units with integrated hob, oven and extractor hood, a double bedroom with built-in wardrobes with mirrored doors and a bathroom with shower over the bath. Outside to the rear of the property is an area for resident's parking.

This is an ideal investment buy within an excellent area and early internal viewing is highly recommended.

Area

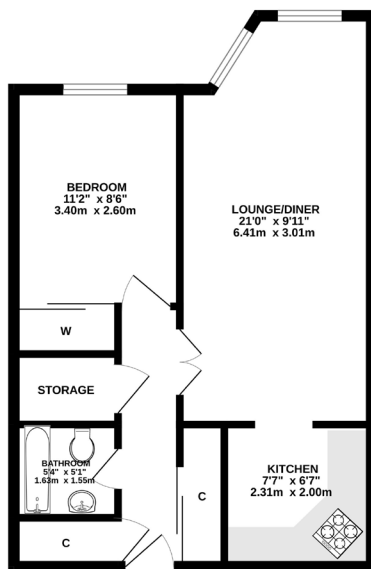
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of plans, 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 fixtures, systems and appliances shown have not been tested and the guarantee, as to their quality or efficiency can be given.
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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.