



**lindsays**

**35E ( 2L) Lansdowne Square**  
Dundee, DD2 3HU

*" A spacious three bedroom second floor apartment in a popular residential area"*

- Hallway
- Lounge
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Shared Drying Green
- Secure Entry

EPC Rating D

**OFFERS OVER £75,000**



## Description

An excellent opportunity to purchase a spacious three bedroom flat which is located in a popular residential area of Lochee and is in move in condition. Practical benefits include double glazing, gas central heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation comprises a bright lounge, kitchen with ample floor and wall units, three double bedrooms with two benefitting from fitted storage and the family bathroom with shower over the bath.

Externally at the rear of the building lies a shared drying green. There is ample parking available on Lansdowne Square.

This is an ideal investment opportunity and viewing is highly recommended.

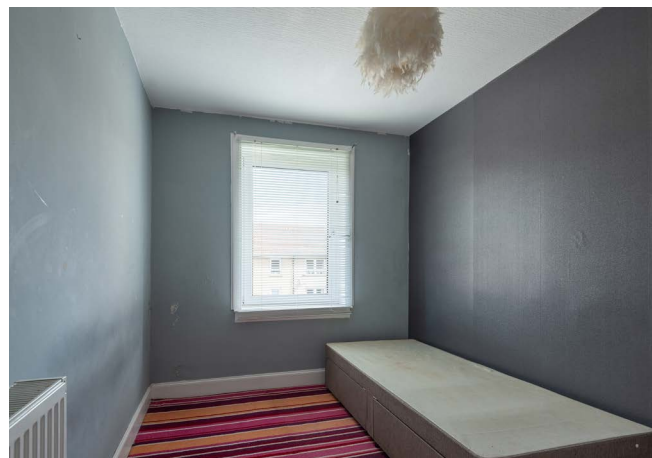
## Area

Lansdowne Square is located on the edge of the popular area of Lochee in Dundee and close to all local amenities.

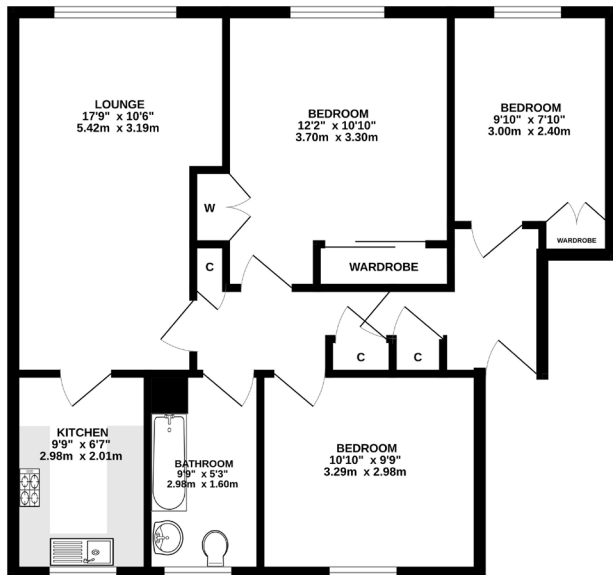
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



While every effort has been made to ensure the accuracy of the foregoing contract terms, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or third statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

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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.