



**lindsays**

20A Tullideph Road,  
Dundee, DD2 2DF

*"A well-presented two bedroom ground floor flat in a popular residential area"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Shared Gardens

EPC Rating E

**OFFERS OVER £85,000**





## Description

This is an excellent opportunity to purchase a ground floor flat which is in move in condition throughout and located in a popular area within walking distance of Dundee City Centre. Practical benefits include double glazing and electric heating and included in the sale are all carpets, floorcoverings and blinds where fitted.

The spacious accommodation comprises a hallway with two good storage cupboards, a bright lounge/dining room with window to the front, a fitted kitchen with bespoke feature wooden shelving and space for appliances, two good sized bedrooms, one of which has a built-in wardrobe and a bathroom with white suite and shower over the bath. Outside there are well maintained communal gardens to the front and rear. There is ample parking available on the street close by.

The property will appeal to a range of buyers, in particular the first-time buyer and buy-to-let investor, therefore we highly recommend early viewing.

## Area

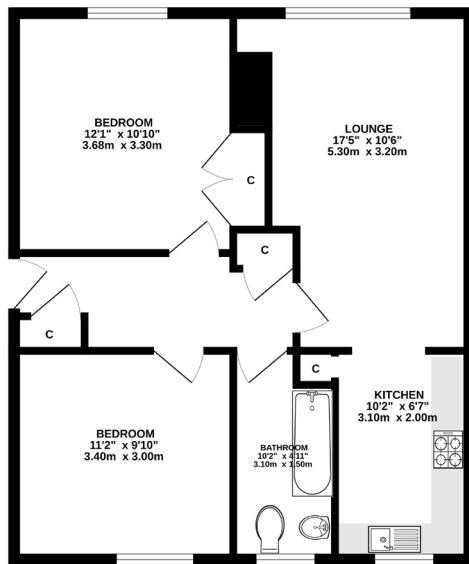
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 architect, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyHome 3.0.0.4

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.