



lindsays

Flat B 17 Shepherds Loan,
Dundee DD2 1AW

"Spacious two bedroom, ground floor apartment in a highly popular residential area"

- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Residents Parking
- Communal Gardens

EPC Rating C

OFFERS OVER £170,000



Description

Lindsays are delighted to offer to the market this spacious two bedroom, ground floor apartment in a highly popular residential area. Shepherds Loan is ideally situated for ease of access to a large number of local amenities including a number of shops on the Perth Road. Both Universities are within a short distance as in Ninewells Teaching Hospital.

The property comprises: hallway, bright and spacious lounge/diner, breakfasting kitchen, two good sized double bedrooms both with built in wardrobes and beautiful, modern shower room. Benefits include a secure phone entry system and double glazing. The gas central heating was recently installed.

Externally there is a well maintained communal garden and residents parking.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

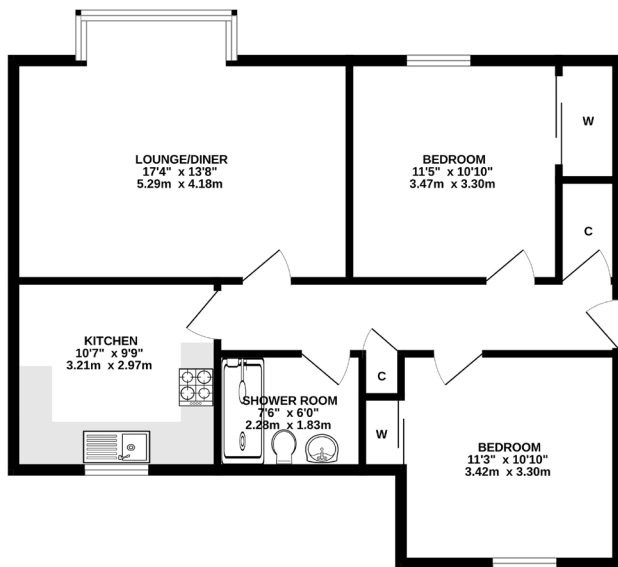
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



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 the 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 services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be 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.