



lindsays

44G Benvie Road
Dundee, DD2 2PE

"A spacious top floor flat within walking distance of Dundee City Centre"

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Off Street Parking

EPC Rating C

FIXED PRICE £95,000



Description

An opportunity to purchase a spacious top floor apartment which is located in a block of similar style properties in a reasonably central Dundee location.

The property has been freshly decorated with new flooring being laid. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and tumble dryer in the kitchen. Practical benefits include double glazing, electric heating and a secure entry.

The accommodation comprises a bright south facing lounge, kitchen with ample room for a table and chairs, two double bedrooms both benefitting from fitted wardrobes and the family bathroom with shower over the bath.

Externally there is ample bay parking at the front of the property.

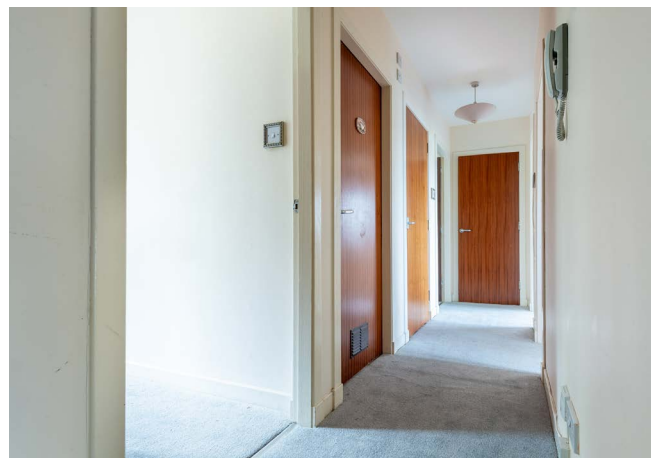
This is an ideal investment or first time buyer opportunity.

Area

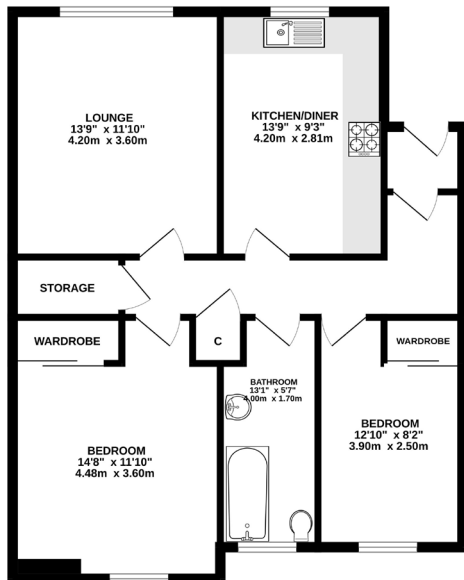
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors 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 for any prospective purchase. The services, options and appliances shown here are not fixed and no guarantee as to their capability or efficiency can be given. Plans will measure (2024)

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.