



**lindsays**

**8 Windsor Court**  
Dundee, DD2 1BW

*"An attractive ground floor flat with views of the river Tay in the heart of the vibrant West End"*

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage
- Shared Gardens & Drying Green

EPC Rating D

**OFFERS OVER £165,000**



## Description

Located just five minutes from the iconic Magdalen Green and the bustling Perth Road this spacious flat is ideally located for both the University and Ninewells Hospital. Although on the ground floor the lounge and kitchen offer river views looking West to enjoy the beautiful sunsets. The practical benefits include double glazing and gas central heating, and included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation which is entered at the front of the building from Minto Place comprises a bright south facing lounge boasting river views, kitchen with ample floor and wall units, two double bedrooms benefitting from fitted storage and the family bathroom with shower over the bath.

Externally at the front of the block lies well maintained shared gardens laid with lawn. At the rear there is a shared drying green. A garage pertaining to this property lies on Minto Place adjacent to the block. There is a shared access onto Windsor Street.

A residents association cost of £30 per month is paid for the upkeep of the gardens, mutual close cleaning and other jobs which may be required.

This excellent flat and position can only be fully appreciated by viewing which is highly recommended.

## Area

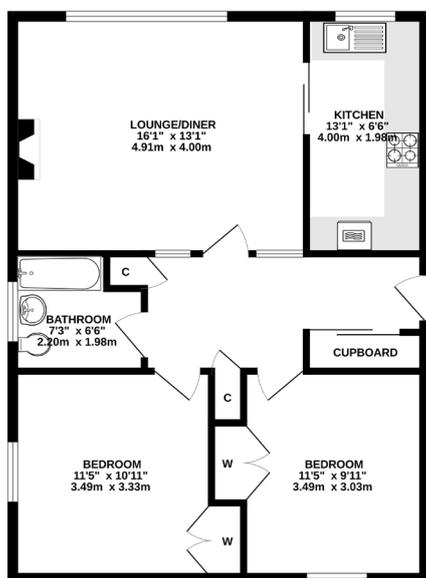
Windsor Court is adjacent to Windsor Street near the top and just a few minutes from the bustling Perth Road with all local amenities, cafes and the famous "Mennies" bar. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted 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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, stairs and any other levels 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.