



lindsays

39 Kilberry Street
Dundee, DD3 6DP

"A bright first floor flat in a very popular residential area"

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Shared Drying Green
- Private Garden Space

EPC Rating D

OFFERS OVER £120,000



Description

An excellent opportunity to purchase a bright, first floor apartment which is set within a block of four similar style properties in a very popular area of Dundee close to all amenities and public transport. This lovely flat is in move in condition and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding oven, freezer, fridge and washing machine in the kitchen. Other items of furniture may be included by separate negotiation.

The accommodation comprises a bright lounge with bay window overlooking the garden space, kitchen with ample room for a table and chairs, two double bedrooms both benefitting from fitted storage and a shower room. Added benefits include a large boarded loft space and recent external wall insulation.

Externally at the rear of the properties lies a shared drying green. This property has a private garden space which has a shed and is bound with a green fence.

Ample parking is available on Kilberry Street.

This lovely property will appeal to a variety of buyers including as an investment purchase and as a first time buyer.

Area

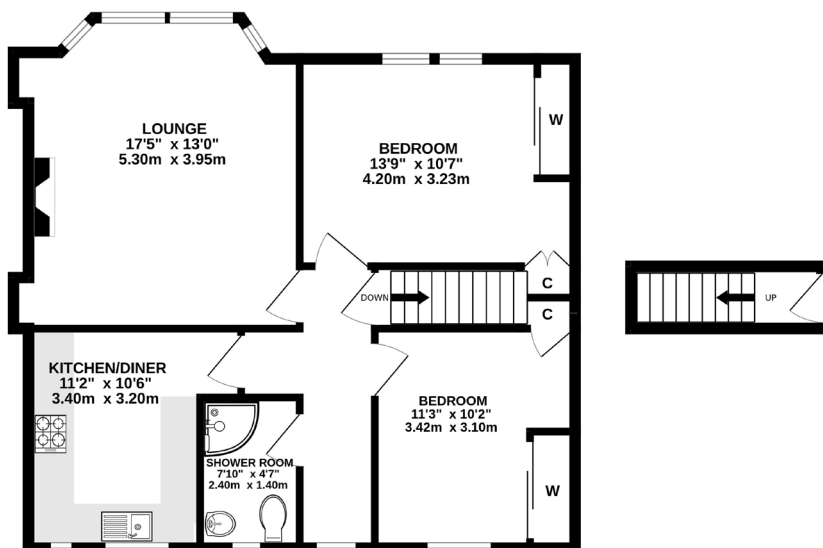
Kilberry Street is located close to the Law Conservation Area and all local amenities. There are good bus routes into town and to Ninewells Hospital. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as 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



1ST 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 services, systems and appliances shown here 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.