



lindsays

42 Dochart Terrace,
Dundee, DD2 4EY

"A bright, first floor two-bedroom flat in close proximity to Ninewells Hospital"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Parking

EPC Rating D

OFFERS OVER £75,000



Description

An excellent opportunity to purchase this two-bedroom first floor flat located in a very popular residential area within a few minutes' walk of Ninewells Hospital. The property requires a degree of updating and this is reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted, along with a range of household furniture.

The accommodation comprises a bright south facing lounge featuring views looking out to the River Tay, kitchen with integrated hob and oven, two double bedrooms both of which benefit from fitted storage and the bathroom with shower over the bath. The entrance hallway has a large walk-in cupboard which could be used as a home office if required. Outside there is a shared drying green and resident parking.

This property will be appeal to a wide variety of buyers including investors and those looking for a first home.

Area

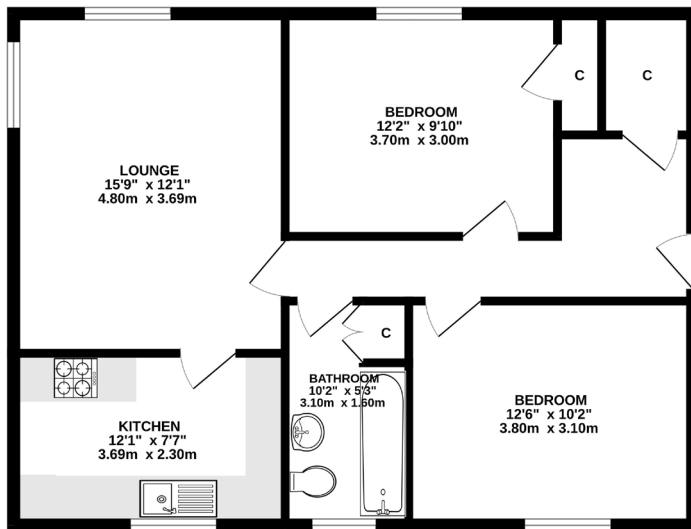
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



While 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, fixtures 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.