



**lindsays**

2/R, 29 Morgan Street,  
Dundee DD4 6PS

*"Delightful, traditional 2nd floor flat full of period features."*

- Reception Hall
- Lounge/Dining
- Kitchen
- 3 Bedrooms
- Bathroom
- Shared Garden
- GCH
- Close to City Centre

EPC Rating C

**FIXED PRICE £112,500**





## Description

Lindsays is delighted to offer to the market this delightful corner 2nd floor flat. Morgan Street is ideally located in Stobswell with ease of access to a number of local amenities as well as being close to the City Centre.

The is especially bright with sanded floors and traditional period features and will appeal to a wide range of buyers.

The accommodation, all of which is accessed from the reception hall comprises a bright lounge with corner bay window, fitted kitchen with integrated hob, oven and hood, three great sized bedrooms and bathroom with white suite and thermostatic shower over the bath. Outside to the rear is a well-maintained enclosed garden with lawn, mature borders and individual bin stores.

The property benefits from gas central heating. Internal viewing is highly recommended to appreciate the size and layout of this lovely home.

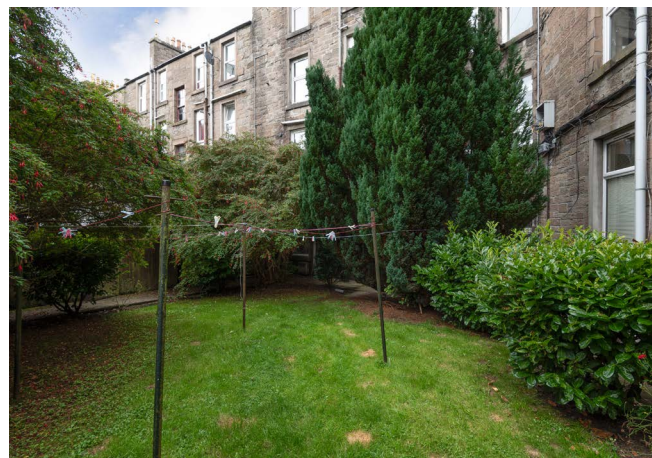
## Area

The Stobswell area of Dundee lies to the east of the city and is convenient for all local amenities which include schools, shops, public transport and recreational facilities. The City Centre is nearby with excellent amenities including road, rail and air links, primary, secondary and higher education including Abertay University, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.

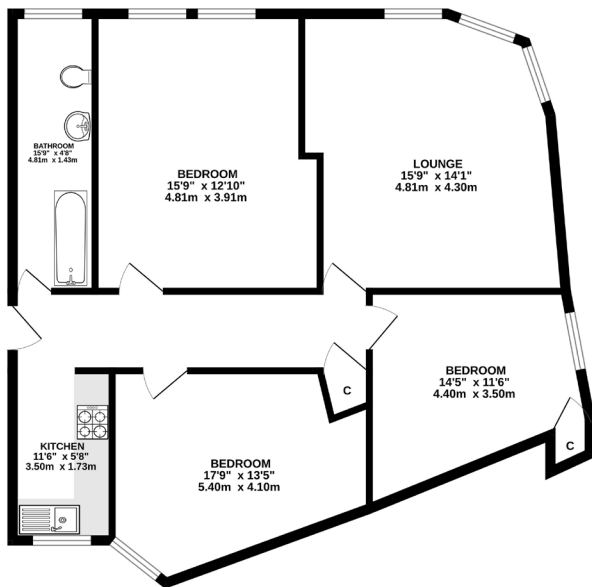
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various appliances and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix 03/04

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.