



lindsays

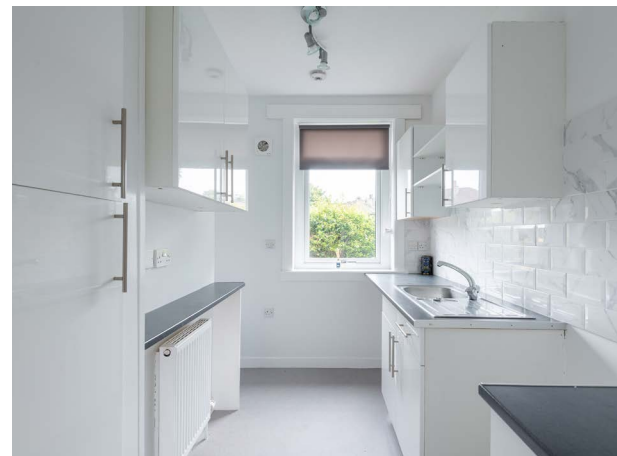
34 Glenclova Terrace,
Dundee, DD3 8DR

"An attractive ground floor flat in a popular residential area"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Drying Area
- Private Garden

EPC Rating D

OFFERS OVER £115,000



Description

An excellent opportunity to purchase a two bedroom ground floor flat located in the popular "Glens" area of Dundee. This attractive flat is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The property comprises; Hallway, bright and spacious lounge, fitted kitchen, two generously sized double bedroom one benefiting from built in wardrobes and shower room.

Externally there is a shared drying green to the rear of the property with a private 6.6 metres x 5.8 metres area along with a private garden at the front of the property. On street parking is available on Glenclova Terrace.

This would be an ideal property for a first time buyer, downsizer or investor having previously been a successful rental property and early viewing is highly recommended.

Area

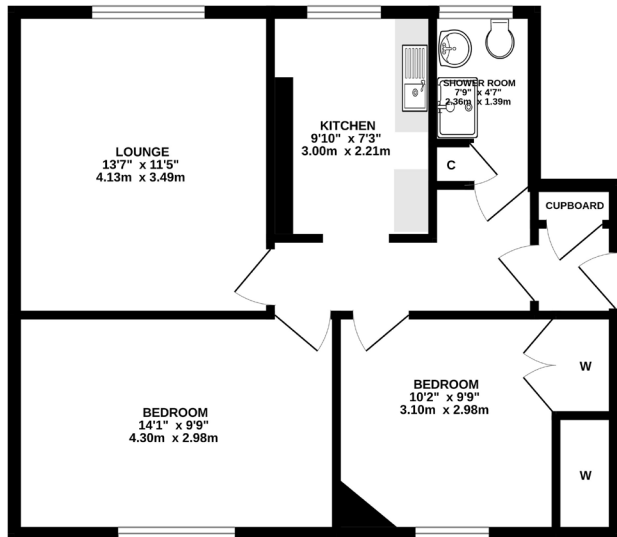
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels 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 structure, fixtures and appliances shown herein have not been tested and no guarantee as to their condition or efficiency can be given. Made with iStockphoto ©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.