



**lindsays**

**73 Yarrow Terrace**  
Dundee, DD2 4DX

*"A bright maisonette apartment just a few minutes walk from Ninewells Hospital"*

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Bay Parking

EPC Rating D

**OFFERS OVER £85,000**



## Description

Located in the very popular Menzieshill Area of Dundee this upper floor maisonette apartment is just a few minutes walk from Ninewells Hospital. The spacious home 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 integrated oven and hob and freestanding washing machine, dishwasher and microwave in the kitchen. On entering the accommodation on the first floor you will find a bright dual aspect lounge with views towards the Tay and the Sidlaws and a modern kitchen with ample floor and wall units. On the upper floor there are two double bedrooms with one benefitting from fitted storage and the shower room. A large understair cupboard provides additional storage.

Externally there is a shared drying green and ample bay parking on Yarrow Terrace.

This lovely property is ideal for an investor or first time buyer and 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. 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.

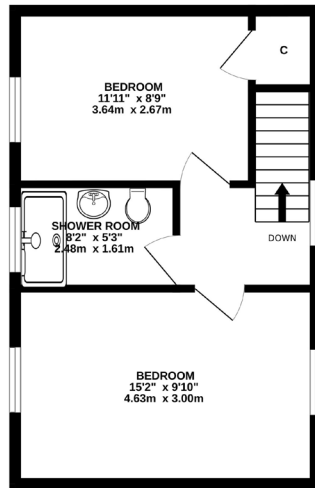
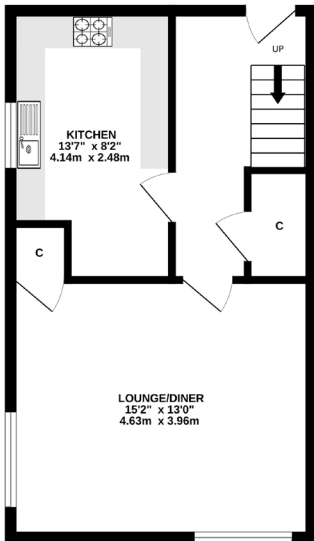
## Viewing

By appointment through Lindsays on 01382 802050



2ND FLOOR

3RD FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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 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.