



**lindsays**

2/1 Rustic Place, 3 Dudhope Street,  
DUNDEE, DD1 1JZ

*"Five Bedroom maisonette apartment with HMO licence in a popular residential area"*

- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- Five Bedrooms
- Family Bathroom
- Secure Entry

EPC Rating D

**OFFERS OVER £180,000**





## Description

This is an excellent opportunity to purchase this spacious five bedroom maisonette apartment set within a Grade B listed building close to Dundee City Centre. Dudhope Street is ideally situated for ease of access to a number of local amenities in the centre and both Universities are just a short distance away.

The property offers spacious accommodation spread over two floors and comprises: Hallway, bright and spacious lounge/diner, breakfasting kitchen, five double bedrooms and family bathroom. Benefits include mixed glazing, gas central heating and many lovely original features.

There is currently an HMO in place on the property.

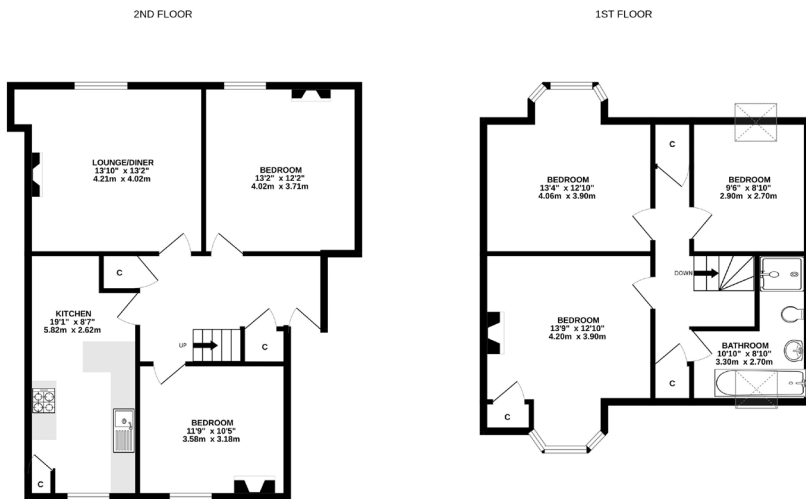
Early viewing is highly recommended.

## 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. 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](mailto:Dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, 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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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.