



lindsays

26B Powrie Place
Dundee, DD1 2PQ

"Two-bedroom ground floor flat in a popular residential area close to the City Centre"

- Hallway
- Lounge
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden

EPC Rating D

OFFERS OVER £75,000



Description

This is an excellent opportunity to purchase this ground floor two-bedroom flat in a popular residential area to the north of the city. The property is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The accommodation comprises: hallway, lounge, fitted kitchen with integrated hob, oven and extractor hood, two bedrooms, both of which have fitted wardrobes and bathroom with shower above the bath. Outside to the rear is a communal garden. Benefits include double glazing and gas central heating. The property is also compliant with the inter-linked smoke alarm legislation.

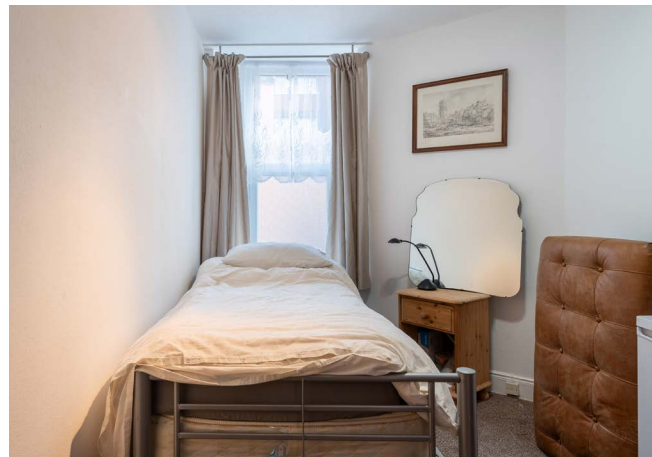
This property will appeal to first time buyers and investment buyers. Early viewing is highly recommended.

Area

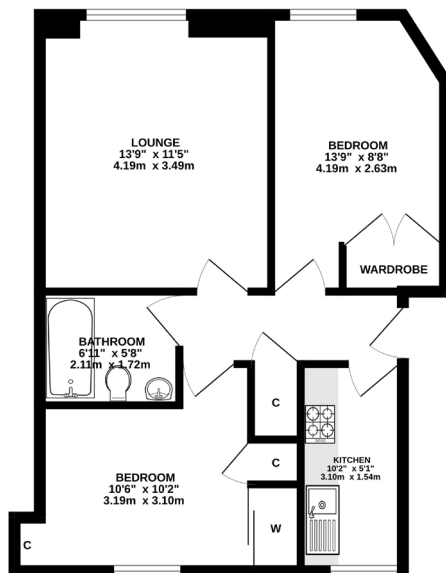
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



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.