

"A spacious one bedroom first floor flat with lovely views towards the river"

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Double Glazing
- Electric Heating
- Secure Entry
- Security Alarm
- Shared Drying Green

EPC Rating D

OFFERS OVER £70,000





Description

An excellent opportunity to purchase this spacious one bedroom first floor flat which is located in a popular area towards the West End of Dundee close to Ninewells Hospital and Dundee University. The property requires a degree of updating and this has been reflected in the asking price. Practical benefits include double glazing, electric heating, secure entry and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and washing machine. No warranty is given to the working order of the appliances.

On entering the property you will find a bright south facing lounge with lovely views over to the River Tay and beyond, compact kitchen, double bedroom also featuring the views and the shower room. There is a useful internal store.

Externally at the rear of the properties lie a shared drying green. There is ample on street parking on Pentland Avenue.

This is an ideal investment opportunity or for those looking for a first home.

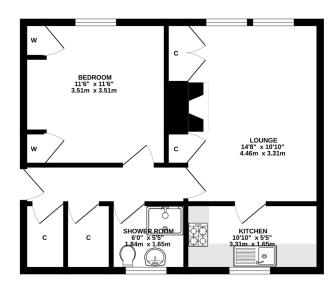
Area

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.

<u>Vi</u>ewing

By appointment through Lindsays on 01382 802050

1ST FLOOR



of doors, windows, rooms and any other items are approximate and no responsibility is taken for any enter, cression or mis-statement. This plan is for illustrative purposes only and should be used as such by any respective purchaser. The services, systems and appliances shown have not been tessed and no guarantee as to their operations or efficiency can be given.









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