



lindsays

**14 Belsize Road
Dundee DD5 1NF**

"Spacious top-floor, two-bedroom flat in a popular residential area"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Shared Gardens

EPC Rating E

OFFERS OVER £95,000



Description

This is an excellent opportunity to purchase this two-bedroom, top floor flat in a popular residential area. Belsize Road is ideally situated for access to a number of local amenities including shops, schools and a regular bus route to the city centre and Broughty Ferry.

The property is in move-in condition with accommodation comprising: hallway with built-in storage cupboard, bright and spacious lounge, kitchen with integrated hob oven and extractor hood, two double bedrooms and modern fully wet-walled shower room which was only recently installed. Outside there is a shared drying green. Benefits include double glazing and electric heating.

This property will appeal to a variety of buyers and early viewing is highly recommended.

Area

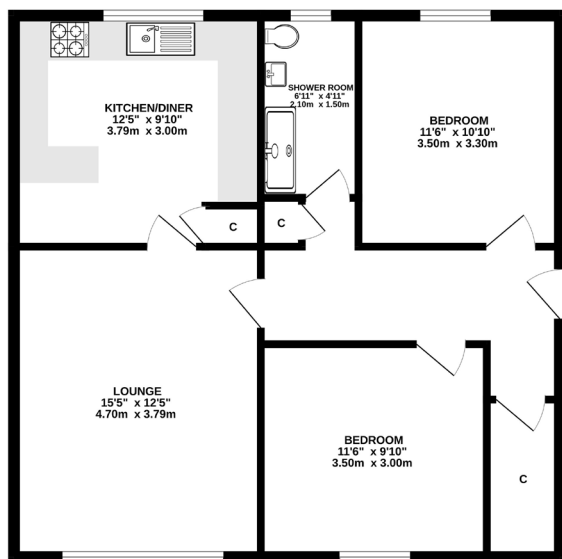
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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. 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 01383 802050 or dundeeproperty@lindsays.co.uk



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the 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 layout, fixtures and fittings shown here are not intended to be guaranteed as to their availability or otherwise on the date of sale.
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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.