



lindsays

41E Osborne Place,
Dundee, DD2 1BE

"A spacious first floor flat in the heart of the vibrant West End"

- Hallway
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Gardens
- Prime West End Location

EPC Rating C

OFFERS OVER £135,000



Description

Situated just a short stroll from Magdalen Green and the bustling Perth Road, this spacious flat is ideally located for both the University and Ninewells Hospital. The practical benefits include double glazing and gas central heating with a recently replaced boiler. Included in the sale are all floorcoverings and blinds where fitted, along with the integrated kitchen appliances and white goods (no warranties provided).

The accommodation comprises a bright lounge/dining room, kitchen/breakfast room with integrated hob, oven and extractor hood. There is plumbing for a washing machine and space for a fridge freezer. Both double bedrooms benefit from fitted wardrobes and the bathroom has a shower over the bath. The property sits in well maintained shared gardens laid with lawn and mature shrubs and trees. Factored by Ross & Liddell, the annual factoring charge is approximately £1200 per annum, and covers gardening, cleaning and maintenance costs of the communal areas

This property does require some internal upgrading but can only be fully appreciated by viewing which is highly recommended.

Area

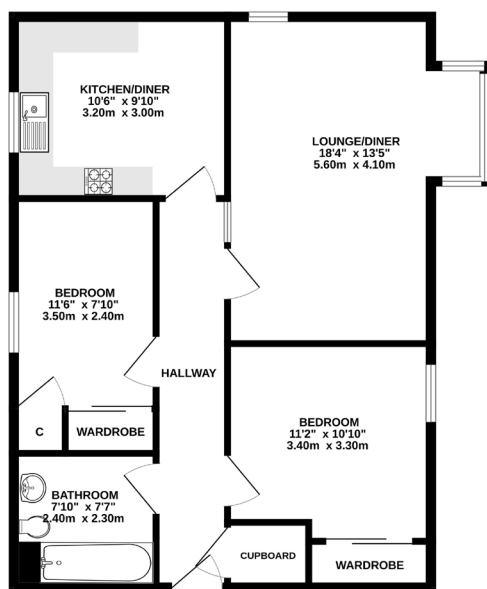
Osborne Place is just a few minutes from the bustling Perth Road with all local amenities, cafes and the famous "Mennies" bar. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve 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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, surfaces, depths and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by 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.
Made with Floorplan 12/02/20

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.