



lindsays

20 Elm Street
Dundee, DD2 2AY

"An attractive first floor two bedroom flat in a very popular area close to the University and Ninewells Hospital"

- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Drying Green
- Private Garden Area

EPC Rating C

OFFERS OVER £123,000



Description

An excellent opportunity to purchase a well presented first floor flat set within a block of similar style properties in the popular West End of Dundee. The property is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding fridge freezer in the kitchen.

The accommodation comprises a comfortable lounge with west facing bay window and room to dine, breakfasting kitchen, two double bedrooms with the main bedroom benefitting from a walk in wardrobe and the family shower with excellent double cubicle. The attic has been partially floored.

Externally at the rear of the building lies a shared drying green and a small area of private garden.

Parking is available on Elm Street.

This is a lovely property and ideal for first time buyers and investors.

Area

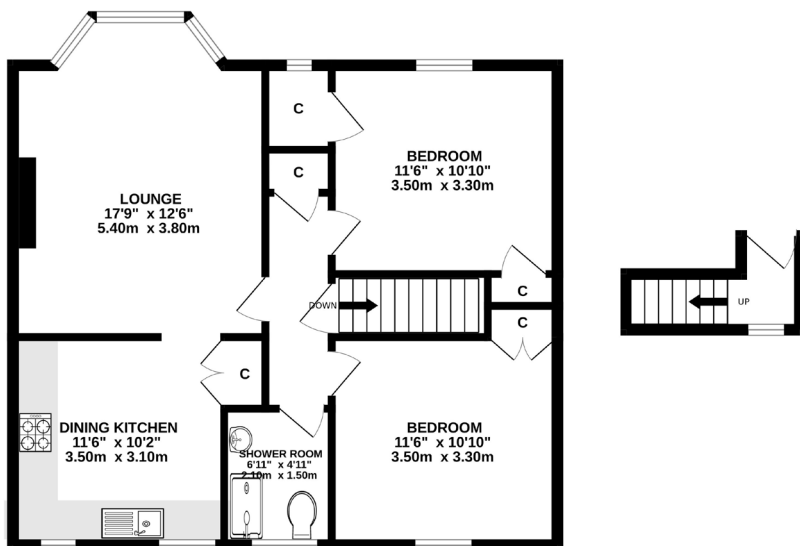
Elm Street is located just off Blackness Road and in close proximity to all local amenities and within walking distance of Ninewells Hospital. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of 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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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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.