



lindsays

23 Peel Street,
Dundee DD2 3TZ

"Immaculately presented upper floor main door apartment, with private garden and impressive views across Lochee Park"

- Bright, south facing lounge
- Modern dining kitchen
- Spacious hallway
- 2 Double bedrooms
- 4-piece family bathroom
- Ample storage
- Low maintenance garden

EPC Rating C

OFFERS OVER £140,000



Description

Lindsays are delighted to offer to the market this deceptively spacious and immaculately presented two bedroom, main door apartment in a popular residential area. Peel Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. This offers straightforward access to Ninewells Hospital.

The property is presented to the market in move in condition and comprises: hallway with ample storage and bright, spacious lounge with feature wall mounted SMEG fireplace. The modern fitted kitchen has integrated appliances including fridge freezer, washer dryer, dishwasher and microwave. There are two good sized double bedrooms both with built in wardrobes and family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating, attic space and ample storage throughout.

Externally there is a sheltered private garden to the rear, currently laid with slabs for ease of maintenance.

This property will appeal to a number of buyers including first time buyers and investors. Early viewing is recommended to fully appreciate the space and features of this unique property.

Area

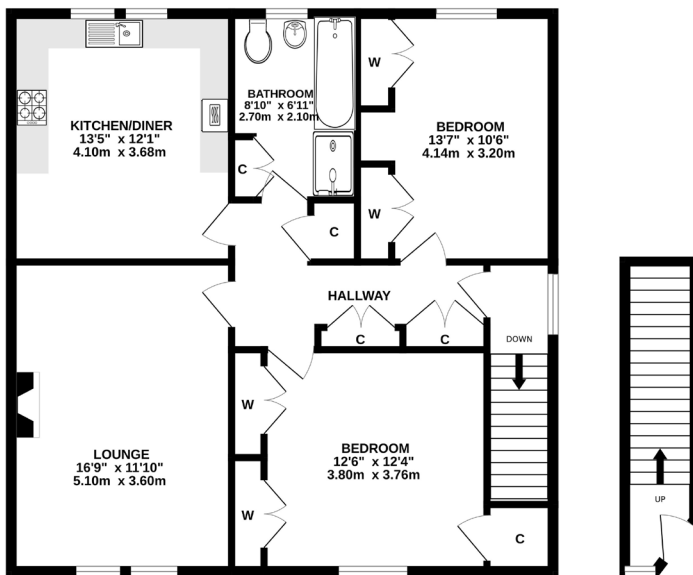
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee, as to their capability 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.