



lindsays

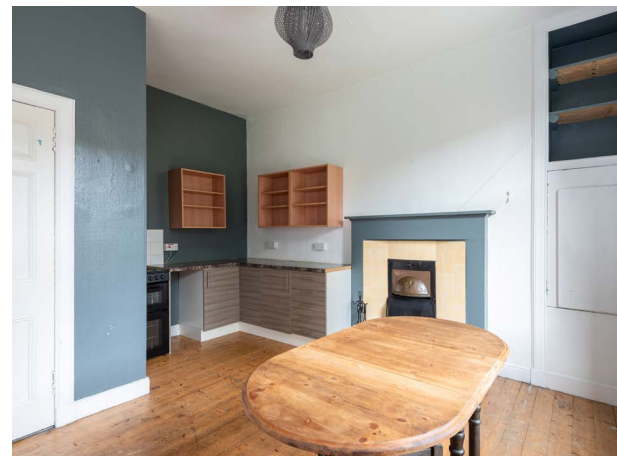
G/L 4 Lytton Street,
Dundee DD2 1EU

*"Lovely one bedroom ground floor flat
in the much sought after West End of
Dundee"*

- Hallway
- Kitchen/Dining
- Lounge
- 1 Bedroom
- Family Bathroom
- Private & communal gardens

EPC Rating - D

FIXED PRICE - £120,000



Description

Lindsays are delighted to offer to the market this lovely one bedroom, ground floor flat in the much sought after West End of Dundee. Lytton Street is ideally situated for ease of access to a number of shops on the Perth Road and a regular commuter bus route. This gives straightforward access to Ninewells Teaching Hospital. Dundee City Centre and both Universities are just a short distance away.

The versatile accommodation comprises: Hallway, spacious kitchen with ample space for dining along with additional seating area and also benefits from a scullery off it, bright lounge that could be used as an additional double bedroom. Double bedroom with feature fireplace and a modern bathroom with shower over the bath. The property benefits from gas central heating and double glazing. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

Externally there is a small chipstone private garden to the front of the property with communal garden mainly laid in lawn to the rear

This property will appeal to a number of buyers but may be of particular interest to investment and first time buyers.

Area

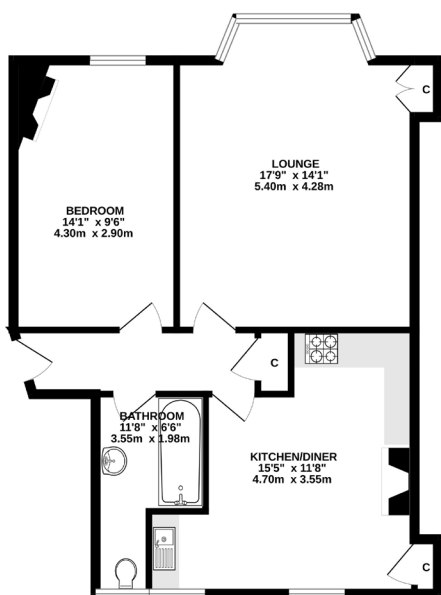
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no 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 contents, appearance and appearance shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given. Made with Metreplan 2004.

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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.