



lindsays

G/L, 12 Stevenson Street,
Dundee, DD2 3DS

"A modern ground floor flat in move-in condition in a popular residential area"

- Hallway
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating D

OFFERS OVER £65,000



Description

An excellent opportunity to purchase a modern, ground floor flat set within a block of similar style properties in a very popular area of Dundee close to all amenities and public transport. This lovely flat is in move in condition and practical benefits include double glazing and gas central heating (boiler only 1 year old). Included in the sale are all carpets, floorcoverings and blinds where fitted along with the washing/dryer in the kitchen

The accommodation comprises a bright lounge with window to the front, kitchen with integrated hob, oven and extractor hood, space for fridge-freezer and washer/dryer, double bedroom with new carpet and bathroom with thermostatic shower over the bath. Outside at the rear of the properties lies a well-maintained shared garden with two storage sheds.

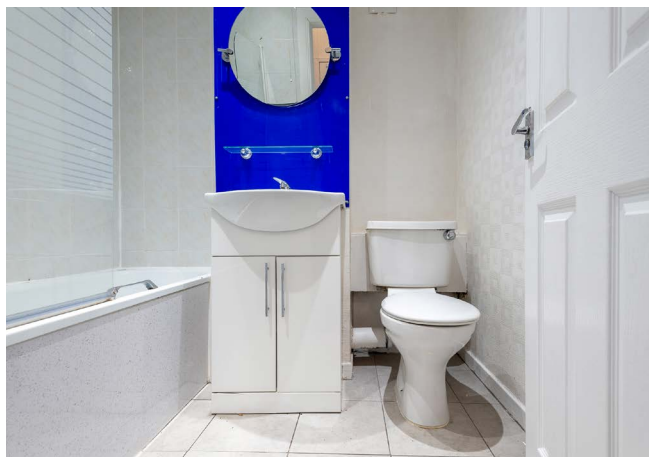
This lovely property will appeal to a variety of buyers including first-time buyers and buy to let investors.

Area

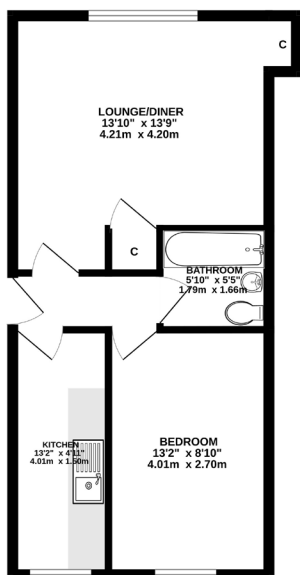
Stevenson Street is located close to local amenities. There are good bus routes into town and to Ninewells Hospital. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to 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', 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



Whilst every effort has been made to ensure the accuracy of the description 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 to any prospective purchaser. The artwork, fixtures and appliances shown have not been tested and the guarantee as to their quality 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.