



lindsays

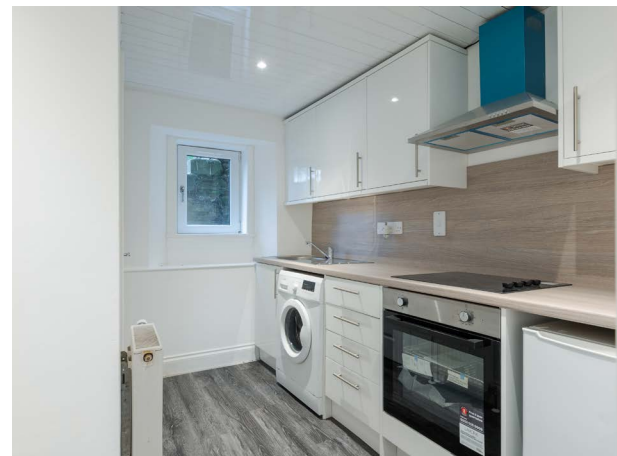
45 Pitalpin Street,
Dundee DD2 2TT

*"Recently upgraded main door,
ground floor flat in move in condition."*

- Lounge
- Dining Room/Family Room
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Garden

EPC Rating C

OFFERS OVER £60,000



Description

This is an excellent opportunity to purchase this recently upgraded main door, ground floor flat in move in condition. Pitalpin Street is ideally situated for ease of access to a number of local amenities and is just a short distance to a regular commuter bus route.

The accommodation is offered to the market in move in condition and comprises: lovely lounge and a recently fitted kitchen and shower room. There is a versatile room which can be utilised as a dining room or family room and leads to the double bedroom. Benefits include double glazing and gas central heating.

Externally there is a large garden to the front of the property.

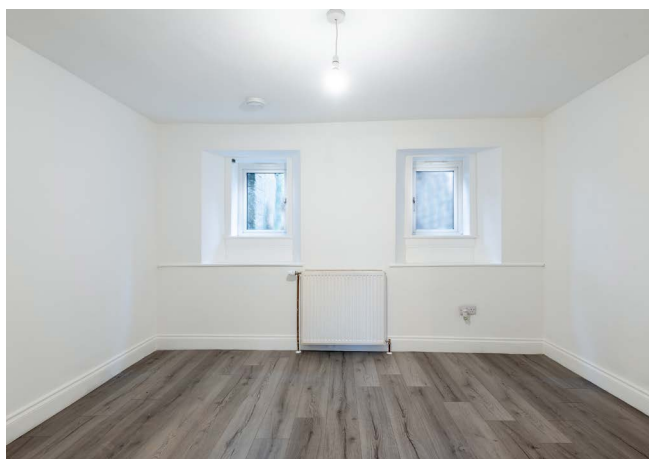
Early viewing is highly recommended.

Area

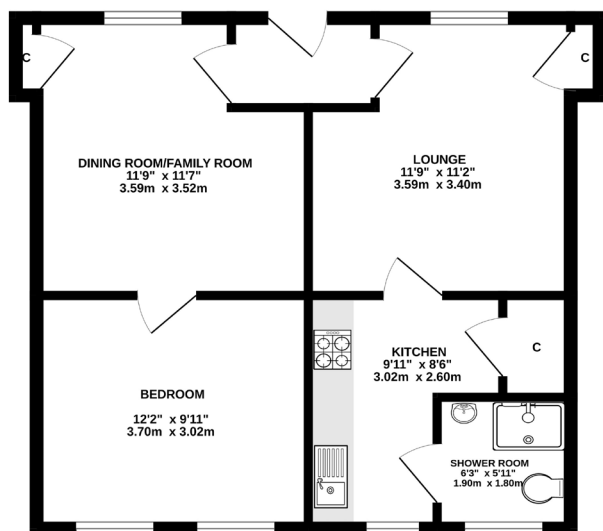
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, 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 services, appliances and equipment shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metreworks (2024)



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.