



**lindsays**

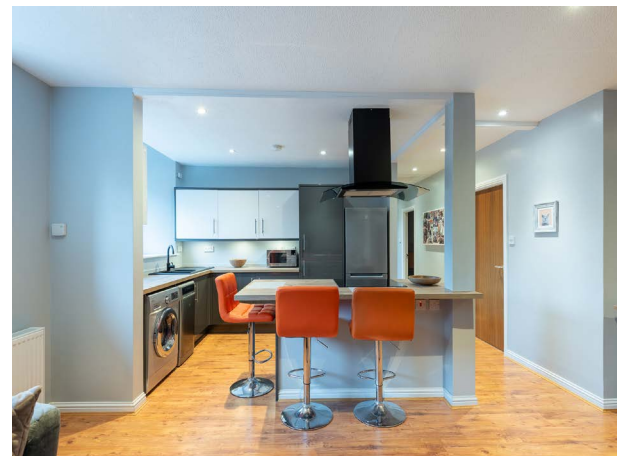
25 Pleasance Court,  
Dundee DD1 5BB

*"Immaculately presented two bedroom first floor flat in a popular residential area."*

- Hallway
- Lounge/Kitchen/Diner
- Two Double Bedrooms
- Shower Room
- Ensuite Shower Room
- Designated Parking
- Secure Entry System

EPC Rating C

**OFFERS OVER £135,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented two bedroom first floor flat in a popular residential area. Pleasance Court is a beautifully converted Grade A listed building and is ideally situated for ease of access to a number of local amenities. This includes a number of shops, schools and a regular commuter bus route. Both Universities and Ninewells Teaching Hospital are all within easy reach.

The property is presented to the market in move in condition and comprises, hallway, beautiful open plan lounge/kitchen/diner. The kitchen has a lovely island fitted with induction hob, extractor fan and breakfast bar. There are two good sized double bedrooms with the master bedroom having built in wardrobes and ensuite shower room. The spacious family bathroom has an electric shower over the bath. Benefits include double glazing, gas central heating and attic space. There is also a secure phone entry system and ample storage throughout.

The property has a designated parking space. The property is factored by Ross and Liddle and there is a monthly fee payable.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

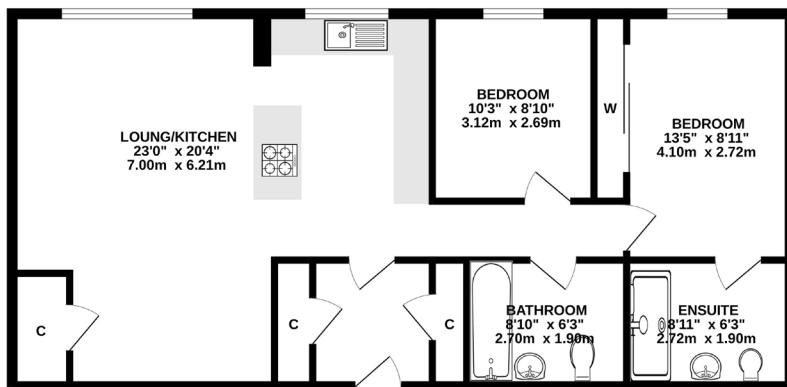
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



### 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.