



**lindsays**

2/R, 114 Buttars Loan,  
Dundee DD2 4QA

*"Spacious two-bedroom second floor flat in a popular residential area"*

- Hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Security Entry
- Communal Gardens

EPC Rating C

**FIXED PRICE £75,000**



## Description

Lindsays are delighted to offer to the market this spacious two-bedroom second floor flat situated in a popular location. Buttars Loan is ideally located for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The accommodation comprises: hallway, bright and spacious lounge, kitchen with integrated extractor hood and space for appliances, two bedrooms and bathroom with instant shower. Outside the property has a communal garden to the rear. Included in the sale are the kitchen white goods (no warranties provided) and the integrated extractor hood. The property also benefits from ample storage.

This property has been freshly decorated throughout will appeal to a number of buyers and early viewing is highly recommended.

## Area

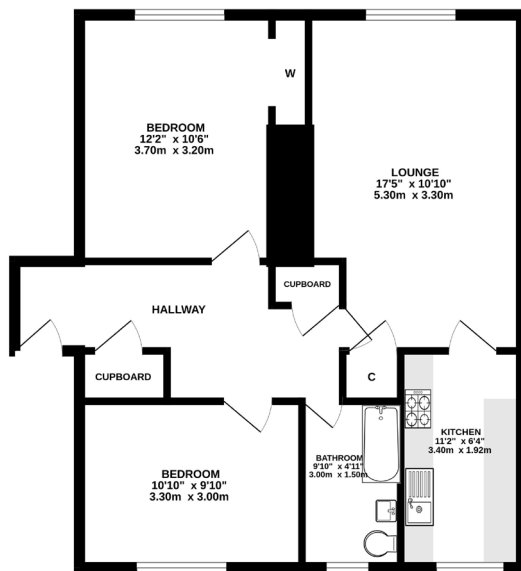
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronom 5/2014

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.