



lindsays

Flat 4, 3 Constitution Road
Dundee DD1 1LH

"Top Floor Flat in move-in condition situated in a City Centre location perfect for students."

- Hallway
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating

EPC Rating G

OFFERS OVER £120,000
HOME REPORT VALUE OF £135,000



Description

A rare opportunity to purchase an attractive, spacious, top floor flat in a prime city centre location, within walking distance of the universities, shops, bars and restaurants. The property is in move-in condition and benefits from double glazing and electric heating. The carpets and floorcoverings are included in the sale.

The accommodation comprises a spacious hallway with two walk-in storage cupboards, lounge, fitted kitchen with space for appliances, three bedrooms and bathroom with electric shower over the bath.

The property will appeal to a variety of purchasers, in particular buy to let investors and student parents. Internal viewing is highly recommended to appreciate the size and standard of this lovely home.

Please note flats 2 & 3, both of which are tenanted 2-bedroom flats, may also be available should the potential purchaser be interested. Please contact us for further information.

Area

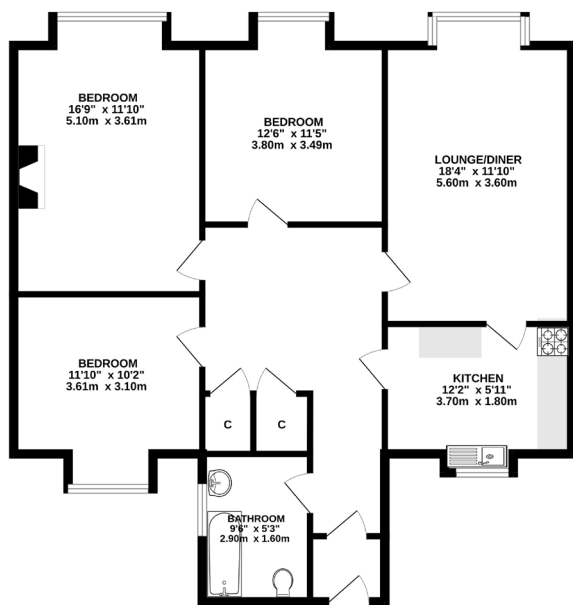
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, contents, fixtures and fittings are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not to be taken as a guarantee as to their availability or efficiency can be given. Made with Microsoft Office.

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.