



lindsays

Flat 4, 34 Arbroath Road
Dundee, DD4 6EP

"A contemporary first floor apartment within walking distance of Dundee City Centre"

- Hallway
- Lounge with Juliet Balcony
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Secure Entry
- Allocated Parking Space

EPC Rating C

OFFERS OVER £120,000



Description

Located in a block of similar style properties within close proximity to Dundee City Centre and excellent bus routes this is an excellent apartment for a first time buyer. This lovely home is in move in condition throughout and practical benefits include double glazing, electric heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, and washing machine in the kitchen.

The accommodation comprises a comfortable lounge featuring a Juliet balcony with river views, modern kitchen, two double bedrooms with both benefitting from fitted wardrobes, and a stylish shower room.

Externally the gardens are mutual and there is a parking space pertaining to this property. Factor fees of around £60 per month are paid to Bridgeview Apartments.

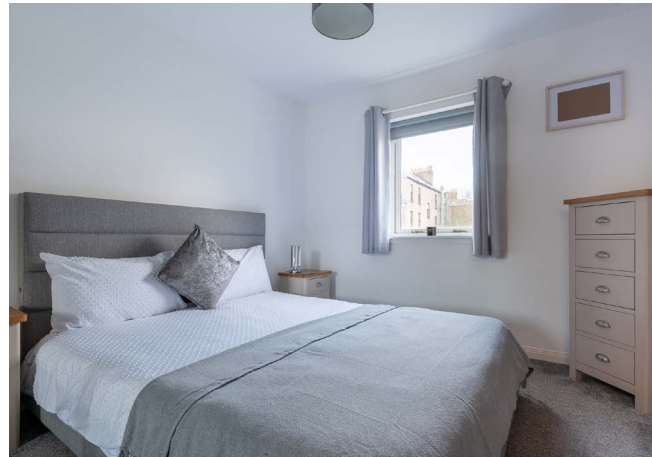
This lovely apartment can only be fully appreciated by viewing which is highly recommended.

Area

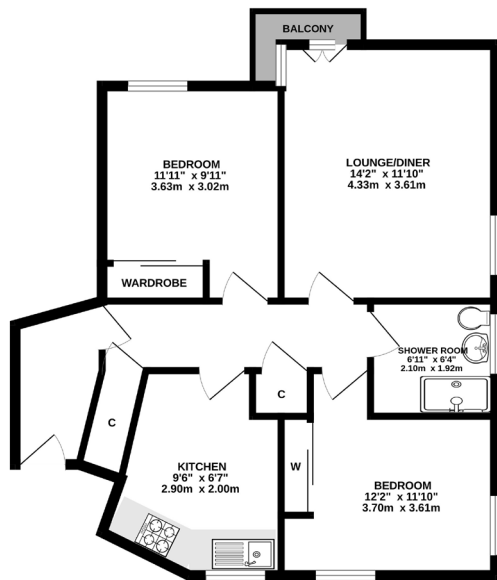
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors 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, appliances and appliances shown here are not tested and no guarantee as to their operability 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.