



lindsays

13D Killin Avenue,
Dundee, DD3 6ED

"Two bedroom flat with off-street parking in a popular location"

- Hallway
- Lounge/Dining
- Kitchen
- 2 Bedrooms
- Shower Room
- Driveway
- Garden

EPC Rating C

OFFERS OVER £115,000



Description

This is an excellent opportunity to purchase this two bedroom first floor flat with off-street parking in a very popular location. Killin Avenue is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. It is only a short distance to Dundee City Centre. The property benefits from gas central heating, double glazing and a new roof recently installed. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with integrated white goods.

This lovely flat comprises; hallway, bright & spacious lounge with space for dining, fitted kitchen, modern shower room with chrome towel rail, and two generously sized double bedrooms.

Externally the property has a driveway providing off-street parking and a shared drying green to the rear.

This lovely flat with suit a variety of purchasers and early viewing is highly recommended.

Area

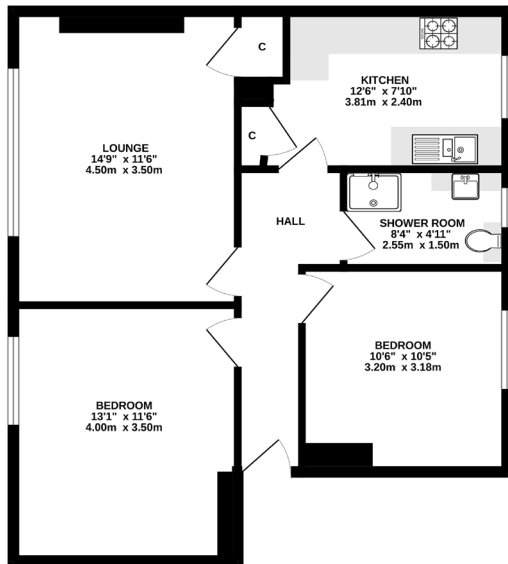
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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 layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan (2002).

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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.