



lindsays

74 Harrison Avenue,
Dundee, DD2 3SU

"Spacious 2 Bedroom Terraced Bungalow, ideal for the retired buyer".

- Entrance Hall
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Private & Communal Gardens

EPC Rating D

OFFERS OVER £45,000



Description

We are delighted to offer to the market a 25% share of this mid-terraced bungalow, built in 1993 and being sold on behalf of the original owner. Located in a popular and quiet residential area to the north of the city, it is convenient for local shops, supermarkets and retail parks and with easy access to the city centre by regular public transport. Please note the purchaser must be over the age of 55 and there is a monthly rent of £265.88 payable to Caledonia Housing Association.

The accommodation comprises; entrance hall with large cloaks cupboard, well proportioned lounge with southerly aspect and large triple window looking out to the rear communal garden, kitchen with base and wall units and space for appliances, two double bedrooms and bathroom. To the front there is a private garden and secure adjacent external store cupboard, whilst to the rear is an easily maintained paved south facing and sheltered area ideal for sitting enjoying the sun with a cup of tea. Benefits include double glazing, electric heating, part-floored attic with lighting and plenty on-street parking.

Properties such as these are rare to come to market and we do recommend viewing to appreciate and to avoid disappointment.

Area

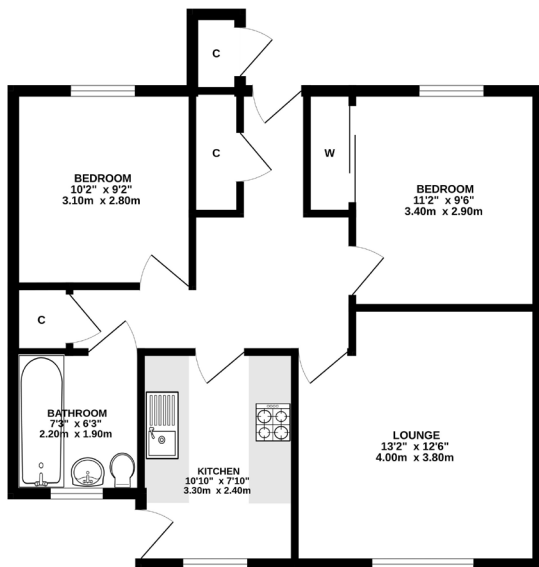
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The format, aspects and appearance shown here are not to be taken as a guarantee as to their availability or efficiency can be given. Made with HomePlan (2012)

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.