



lindsays

26 Glenogil Avenue,
Dundee, DD3 8ER

"A bright ground floor two-bedroom flat in the popular "Glens" area of Dundee"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens & Parking

EPC Rating C

OFFERS OVER £115,000



Description

We are delighted to offer to the market this ground floor flat, set within a block of four similar style properties in the very popular "Glens" area of Dundee close to the Kingsway Retail Park. The property has been upgraded over the years with practical benefits including double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed.

The accommodation comprises a bright south facing lounge, modern kitchen with integrated hob, oven and extractor hood. There is space for a fridge-freezer and plumbing for a washing machine. Both double bedrooms benefit from fitted wardrobes, and the modern shower room is wet-wall lined with a thermostatic shower. Outside to the rear of the property there is a well maintained shared drying green with area of private garden and garden shed. The front garden is private to the property, laid with lawn, mature shrubs and driveway providing private parking.

This is an ideal purchase for an investor or a first-time buyer and viewing is 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



GROUND FLOOR
62.0 sq.m. approx.



TOTAL FLOOR AREA: 62.0 sq.m. approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, fixtures and appliances shown have not been 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.