



lindsays

18 Chirnside Place
Dundee, DD4 0TE

"An attractive ground floor main door apartment in a popular residential area"

- Vestibule
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Off Street Parking
- Private Gardens

EPC Rating C

OFFERS OVER £115,000



Description

An excellent opportunity to purchase this well presented ground floor, main door apartment which is located in a quiet cul-de-sac in a popular area on the northern edge of Dundee. This lovely apartment is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and fridge freezer in the kitchen.

The accommodation is entered through the vestibule into the comfortable lounge. The kitchen offers ample floor and wall units. There are two double bedrooms with the master benefitting from fitted wardrobes and the second bedroom featuring doors to the rear garden. The family bathroom with shower over the bath completes the accommodation.

Externally at the front of the property lies off street parking for around three vehicles. The main garden lies at the rear and is laid with fake lawn and a raised decking ideal for summer relaxing. The garden shed will also be included in the sale.

This is an ideal home for a first time buyer, downsizer or as an investment and viewing is highly recommended.

Area

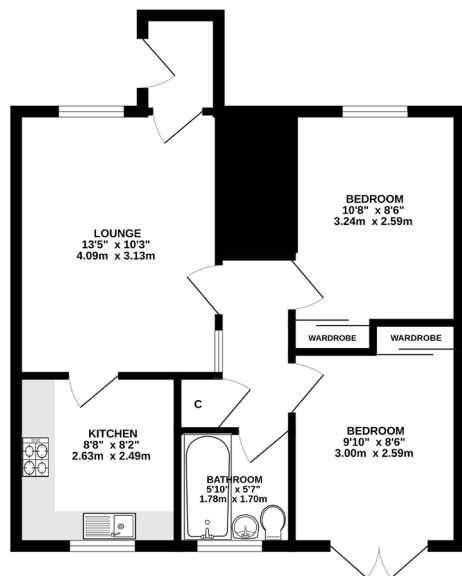
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee is given regarding their condition.
Made with Hozonplan 1/2023

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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.