



43D Abercorn Street,
Dundee, DD4 7FA

"A first-floor apartment in move-in condition ideal for the 1st-time buyer"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Allocated Parking Space

EPC Rating C

OFFERS OVER £150,000



Description

Located in a block of similar style properties this first-floor apartment can only be described as being in move-in condition having been upgraded and modernised to a very high standard throughout. Set to the east of the city, close to shops and amenities and within easy reach of the city centre by regular public transport, this is an excellent apartment for a first-time buyer. Practical benefits include double glazing, modern electric heating and a secure entry. Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed.

The accommodation comprises a good-sized reception hall which provides access to all of the accommodation. A useful laundry cupboard has plumbing for a washing machine and space for a tumble dryer. The bright lounge/dining room has two windows, one of which has a south facing 'Juliet' style balcony, kitchen with integrated hob, double oven, extractor hood, and dishwasher. There is space for an American style fridge-freezer. Both bedrooms are good sized doubles and benefit from fitted wardrobes, and the stylish shower room is wet wall lined with wc, wash hand basin, feature bath and large shower enclosure. Outside the gardens are mutual and well maintained and there is a parking space pertaining to this property. Factor fees of around £52 per month are paid to Simply Factors, covering the maintenance of the communal areas and gardening.

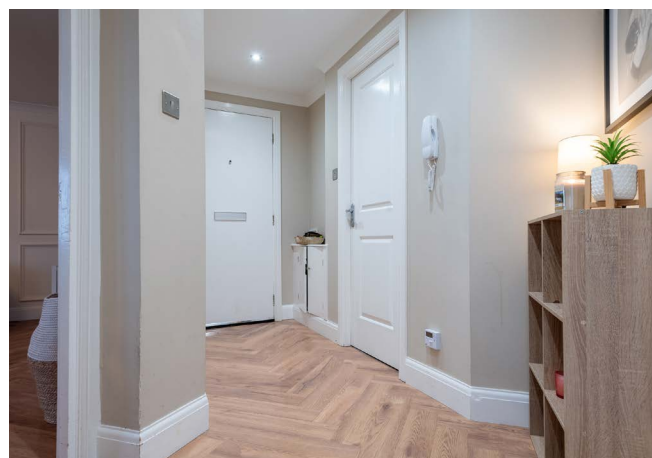
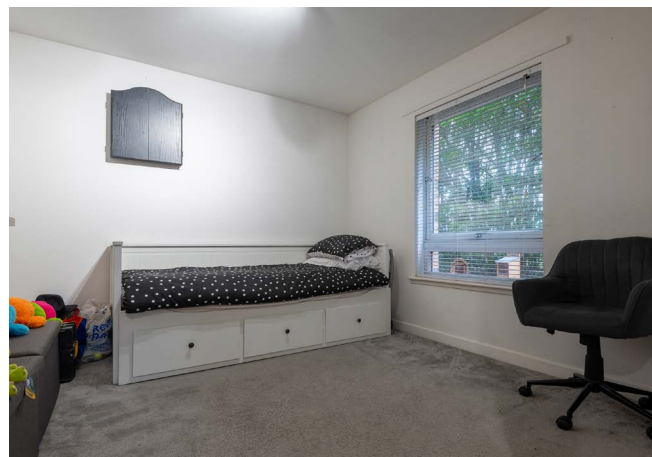
This lovely apartment can only be fully appreciated by viewing which is highly recommended.

Area

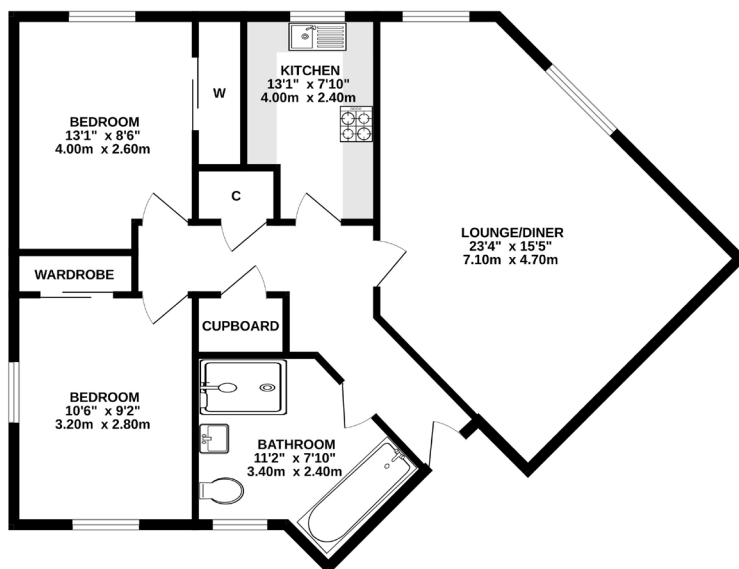
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt 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 mis-statement. 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 as to their operability or efficiency can be given.
Made with Metronom 12/25

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.