



lindsays

**49 North Street,
Dundee, DD3 7RS**

*"Lovely one bedroom main door
apartment in a popular location"*

- Main Door
- Lounge/Kitchen
- Shower Room
- Kitchen
- Communal Shared Garden.

EPC Rating D

**OFFERS OVER £45,000
£3,000 UNDER HOME REPORT VALUATION**



Description

This is an excellent opportunity to purchase this lovely one bedroom main door apartment in a popular location just off Strathmartine Road, ideally situated close to a number of local amenities including shops, schools and a regular commuter bus route to the city centre and beyond. The property is in move in condition throughout and benefits from double glazing and electric heating. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with the white goods.

The property is a well-proportioned home all on one level and comprises: Vestibule, bright and spacious lounge/kitchen, modern shower room and a spacious double bedroom.

Externally on-street parking is available outside the front of the property with a share communal garden to the rear.

This property is an ideal purchase for first time buyers or an investor having previously been used as rental property.

Area

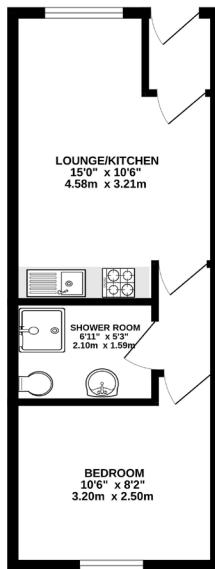
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 effort has been made to ensure the accuracy of the description contained here, measurements of plans, wall-to-wall, 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 artwork, fixtures and appliances shown have not been tested and the guarantee, as to their quality or efficiency can be given.
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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.