



**lindsays**

7F Abbotsford Street,  
Dundee, DD2 1DE

*"A spacious top floor apartment in the popular west-end enjoying stunning river views"*

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Drying Green

EPC Rating C

**OFFERS OVER £115,000**



## Description

Ideally located in the West End of Dundee this top floor flat will appeal to a variety of buyers. The flat lies near to a main bus route to Dundee City Centre and Ninewells Hospital and is close to all local amenities. Practical benefits include double glazing and gas central heating and included in the sale are all fitted floorcoverings and integrated kitchen appliances as detailed.

The accommodation comprises; entrance hall with all accommodation leading off, bright south facing lounge enjoying stunning river views, kitchen with a range of units and integrated hob, oven and hood, and plumbing for washing machine and dishwasher. Both bedrooms are good sized doubles, and the fully tiled bathroom has an instant shower fitted over the bath. Outside at the rear of the property lies a shared drying green.

This property will appeal to 1st time buyers and buy to let investors and we do recommend viewing to avoid disappointment.

## Area

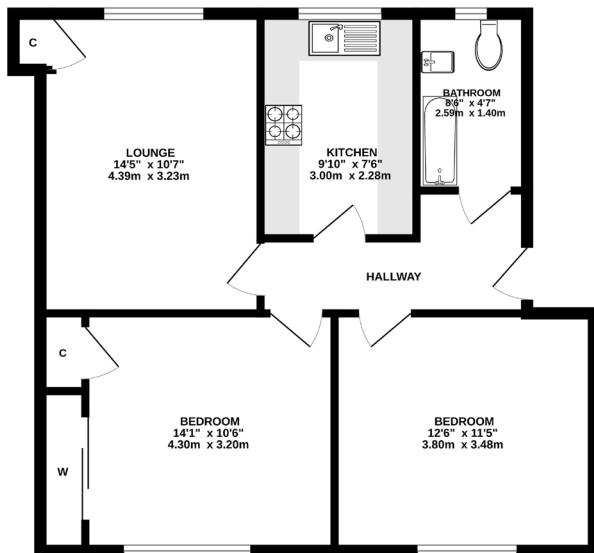
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



2ND FLOOR



We will every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of floors, walls, doors 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/03

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.