



lindsays

10Q South Victoria Dock Road,
Dundee DD1 3AL

"Well presented two bedroom apartment with views across the City and HMS Unicorn."

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Primary Bedroom with ensuite Shower room
- Second Double Bedroom
- Family Bathroom
- Double Glazing
- Electric Heating
- Designated Space in Garage

EPC Rating B

OFFERS OVER £189,000



Description

Lindsays are delighted to offer to the market this well presented fourth floor, two bedroom apartment in the popular City Quay development. Ideally situated on the edge of Dundee City Centre an abundance of amenities are available just a short distance away. This includes a number of shops, restaurants and bars. With both Universities, bus and train station all within easy reach.

The property is in move in condition and comprises: hallway, open plan lounge/Dining/Kitchen, primary bedroom with built in wardrobe and ensuite shower room. There is a second double bedroom with built in wardrobe and family bathroom. There is a Juliet balcony in the lounge while the kitchen has a number in integrated appliances. Benefits include double glazing, electric heating, lift and secure video entry system. Included in the sale will be all floor and window coverings.

There is a factoring fee payable to ensure the building is maintained to a high standard and this includes building insurance.

There is a designated parking space within the communal garage.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

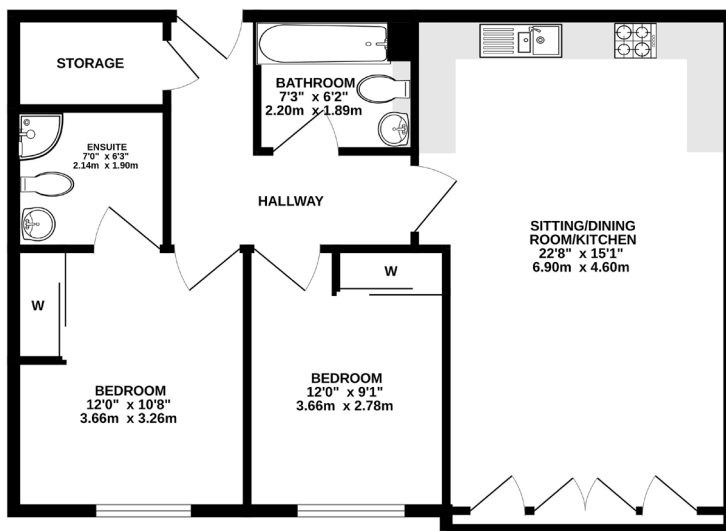
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2024

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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.