



lindsays

4/2 6 Whitehall Crescent
Dundee, DD1 4AU

*"A delightful fourth floor apartment
boasting a beautiful outlook towards
the River"*

- Hallway
- Kitchen/Dining/Living
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry

EPC Rating D

OFFERS OVER £140,000



Description

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This lovely flat is ideally located in the very heart of Dundee offering unrivalled city centre living and boasts many period features including coving, fireplace and original flooring. In move in condition throughout with practical benefits including double glazing, gas central heating and a secure entry. Included in the sale are all carpets and floorcoverings where fitted along with the freestanding cooker and dishwasher in the kitchen.

On entering the property you will be drawn to the heart of the home the open plan kitchen/dining/living space. The primary bedroom could also be a lounge depending on a buyers needs and this offers beautiful views over Slessor Gardens and beyond to Broughty Ferry. There is a further double bedroom with fitted wardrobes and the period style family bathroom with shower over the bath. Externally the sun shines on the landing at the front door which is ideal for enjoying a morning coffee. Ample off street parking is available close by and city centre permits can be obtained.

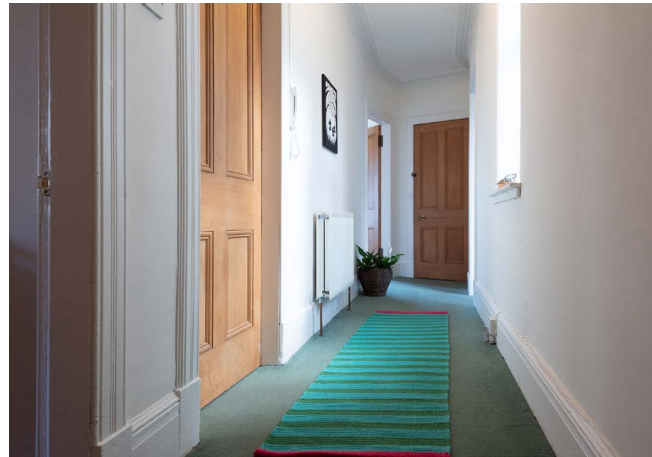
This charming apartment and wonderful features can only be fully appreciated by viewing.

Area

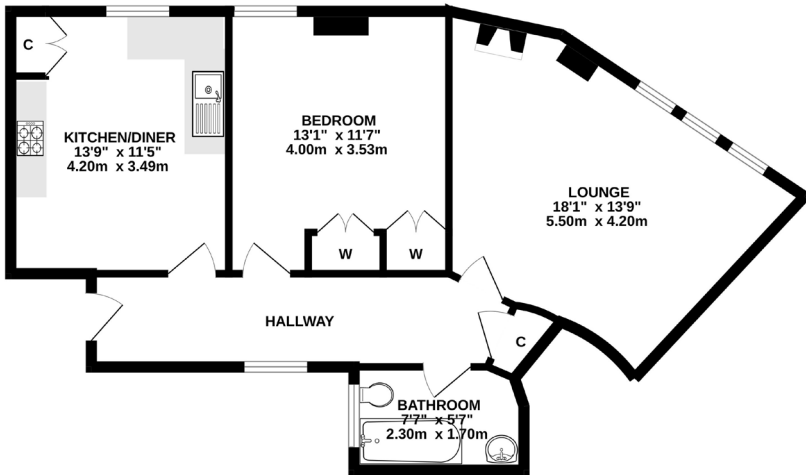
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



4TH FLOOR



Whilst 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 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.
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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.