



lindsays

3/R, 17 East School Road,
Dundee, DD3 8NU

"Immaculate Top Floor Flat set in a well-regarded location to the north of the City".

- Hall
- Lounge/Dining/Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden
- Security Entry System

EPC Rating C

OFFERS OVER £90,000



Description

Located in the ever-popular Downfield Area of Dundee this immaculate top floor flat is the perfect property for a 1st time buyer looking for a home close to shops, retail parks and a host of leisure amenities. A regular bus service provides access to the city centre and beyond.

The accommodation has been exceptionally well maintained and is presented to the market in move-in condition comprising an entrance hallway with storage cupboard, well proportioned lounge/dining/kitchen with windows to the rear. The kitchen area has a range of fitted units with integrated hob, oven, extractor hood, fridge and dishwasher. There is ample space for a dining table and chairs if required. The bedroom sits to the front with a large built-in wardrobe providing exceptional storage space, whilst the fully tiled bathroom has a thermostatic shower over the bath and a cupboard with plumbing for a washing machine. Outside the common close and shared rear gardens are well maintained with lawn and clothes drying poles. Included in the sale are the fitted floor coverings, window blinds and integrated kitchen appliances as detailed.

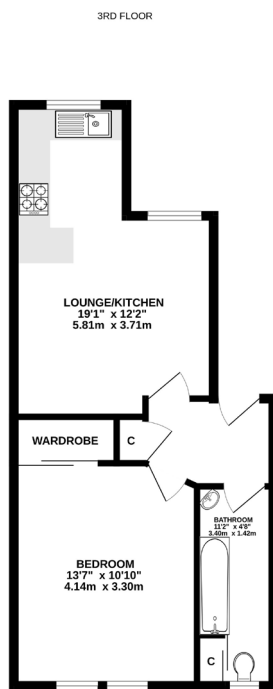
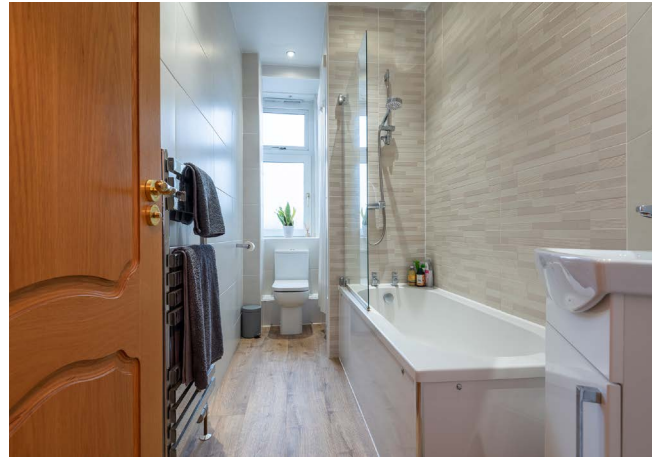
Properties of this high standard in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate this lovely home.

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



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 fixtures, fittings and appliances shown have not been tested and no guarantee, as to their operability 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.