



lindsays

2/L 41 Scott Street
Dundee, DD2 2AL

"A bright and airy second floor flat within walking distance of Dundee University"

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

EPC Rating C

OFFERS OVER £110,000



Description

Ideally located for Dundee City Centre and Ninewells Hospital this lovely flat will suite a wide variety of buyers. In move in condition throughout, practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge freezer and washing machine in the kitchen. The accommodation comprises a bright and spacious south facing lounge with an open outlook, modern kitchen with room for a breakfasting table and chairs, two good sized double bedrooms and bathroom with shower over the bath.

At the rear of the block lies a well maintained shared drying green. The property will appeal to a wide variety of buyers including students, first time buyers and investors as it has been let out in the past.

Area

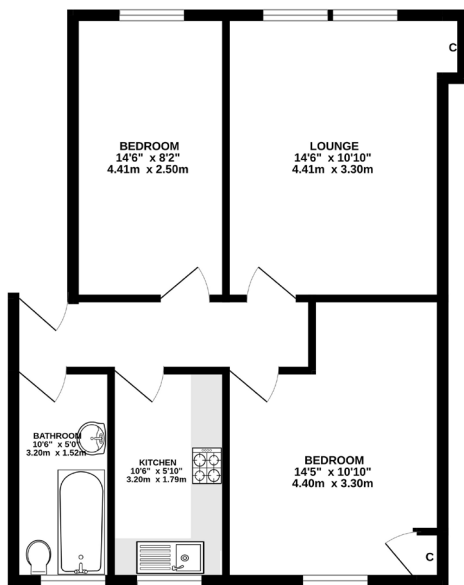
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floors, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation.

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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.