



lindsays

36 Pleasance Court,
Dundee DD1 5BB

"Two bedroom apartment in a popular residential area."

- Hallway
- Kitchen/Diner
- Lounge/Bedroom 2
- Double Bedroom
- Bathroom
- Secure Entry System

EPC Rating C

OFFERS OVER £110,000



Description

Lindsays are delighted to offer to the market this two bedroom apartment in a popular residential area. Pleasance Court is a beautifully converted Grade A listed building and is ideally situated for ease of access to a number of local amenities. This includes a number of shops, schools and a regular commuter bus route. Both Universities and Ninewells Teaching Hospital are all within easy reach. The property benefits from double glazing, electric heating and a secure entry system. Included in the sale are all floor coverings, light fittings and blinds where fitted along with all white goods.

This property offers versatile accommodation and comprises; Hallway with useful storage, large kitchen/diner with ample space for cooking, eating and entertaining. Bright and spacious lounge that could be utilised as a second double bedroom. The primary suite is a generously sized double bedroom with built in wardrobes and there is a bathroom with the shower over the bath.

The property has a designated parking space. The property is factored by Ross and Liddle and there is a monthly fee payable.

Having been a buy to let investment in the past this property is ideally suited to investors, or first time buyers and early viewing is highly recommended.

Area

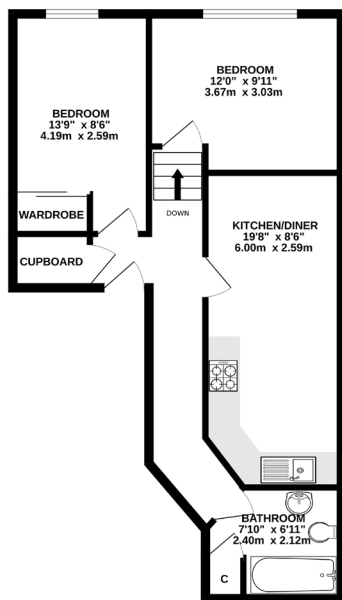
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 the 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.