



lindsays

10 Pleasance Court,
Dundee DD1 5BB

"Two bedroom, first floor apartment set within a popular development in central Dundee"

- Hallway
- Lounge/Dining/Kitchen
- Two Bedrooms
- Family Bathroom
- Designated Parking

EPC Rating C

OFFERS OVER £120,000



Description

This is an excellent opportunity to purchase this two bedroom, first floor apartment set within a popular development in central Dundee. Pleasance Court is ideally situated for ease of access to a number of amenities and is just a short distance from Dundee City Centre and both Universities.

The accommodation comprises: hallway, open plan lounge/dining/kitchen, two good sized bedrooms both with built in wardrobes and family bathroom with shower over the bath. Benefits include double glazing, electric heating and a secure phone entry system.

Externally there is a designated parking space. It should be noted that there is a factoring fee payable to ensure the communal areas are maintained to a good standard.

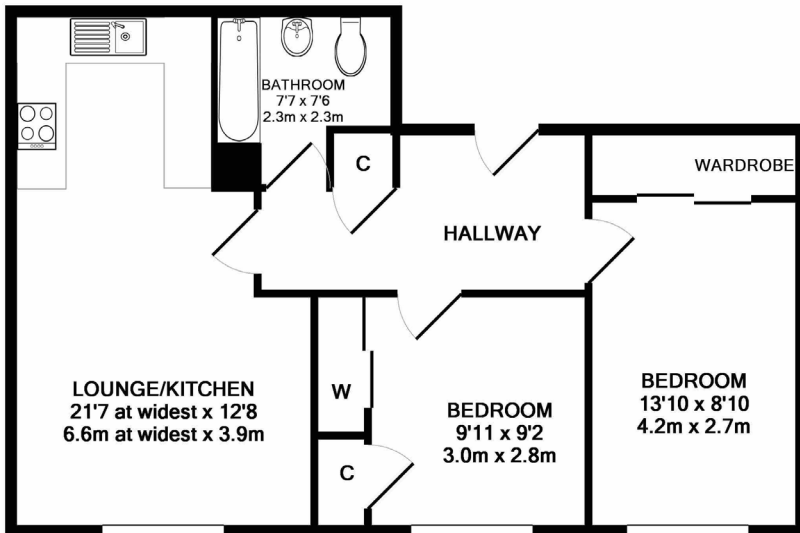
This property can appeal to a number of buyers and early viewing is highly recommended.

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



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