



lindsays

66A Byron Street
Dundee, DD3 6EP

"A well presented two bedroom ground floor apartment with garden in a popular area"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- Private Front Garden

EPC Rating C

OFFERS OVER £120,000



Description

Lindsays are delighted to offer to the market this attractive ground floor flat which is in move in condition throughout and located in a very popular residential area of Dundee. This lovely home will be ideal for a variety of buyers including those looking for a first home. Practical benefits include double glazing, gas central heating and a secure entry service. Included in the sale are all newly fitted carpets and floorcoverings along with the integrated fridge, freezer, oven, hob and freestanding washing machine in the kitchen.

The accommodation comprises a bright lounge, modern kitchen with ample floor and wall units, two double bedrooms both benefitting from fitted wardrobes, and the family shower room.

Externally at the front and side of the property lies a private garden pertaining to this property which is laid mainly with lawn and mature shrubs. The garden shed will also be included in the sale. Ample on street parking is available close by.

We recommend early viewing of this immaculate property as it is likely to be popular.

Area

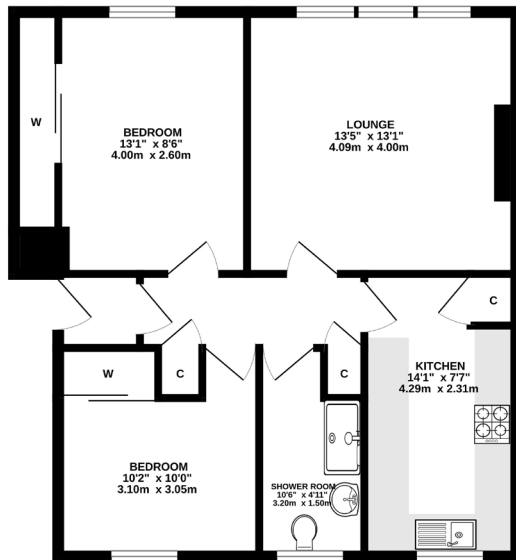
Byron Street is located at the rear of the Law area and close to the Kingsway retail park. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO 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



GROUND 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.
made with floorplan 10/2020

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.