



**lindsays**

27 Kinloch Street  
Dundee, DD3 6PD

*"A two bedroom first floor flat located within walking distance of the City Centre"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Home Office/Walk in Cupboard
- Double Glazing
- Gas Central Heating
- Bay Parking
- Shared Drying Area

EPC Rating C

**OFFERS OVER £80,000**



## Description

A well presented first floor flat which is located within a popular residential area and is within walking distance of Dundee City Centre. This bright flat is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all fitted floorcoverings along with the integrated oven and hob in the kitchen.

The accommodation comprises a bright and spacious lounge/dining room with the kitchen opening from this. There is a good sized double bedroom, single room and bathroom which features both a bath and a shower. A large walk in cupboard could also be used as a home office.

Externally there is a shared drying area and ample bay parking outside the block. This is an ideal home for an investor or first time buyer and must be viewed to be fully appreciated.

## Area

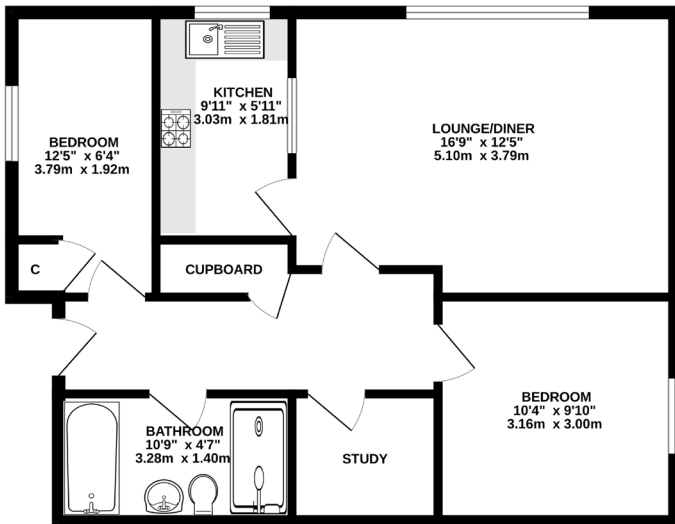
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



While 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.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.