



lindsays

6D Fleming Gardens
West, Dundee, DD3 7NF

"Well presented two bedroom apartment in popular location"

- Hallway
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Shower Room
- Communal Gardens
- Secure Entry

EPC Rating C

OFFERS OVER £95,000



Description

This is an excellent opportunity to purchase this well presented first floor two bedroom apartment set within a well maintained block of similar styled properties in a popular location of Dundee. Fleming Gardens is close to Clepington Road and offers a wide range of local amenities including schools, shops and public transport. This lovely property has been modernised throughout and benefits from gas central heating, double glazing and a secure entry. Included in the sale are all floor coverings, light fittings and blinds where fitted along with integrated kitchen appliances.

The property is offered to the market in walk in condition throughout and comprises: hallway with useful storage, bright and spacious lounge, lovely newly fitted kitchen with ample counter, cupboard and dining space, two generously sized double bedrooms both with excellent storage, and a modern shower room with walk in shower.

Externally to the rear of the property is a well maintained communal garden and drying area with parking available outside the property.

This is an ideal property for a first time buyer and early viewing is highly recommended.

Area

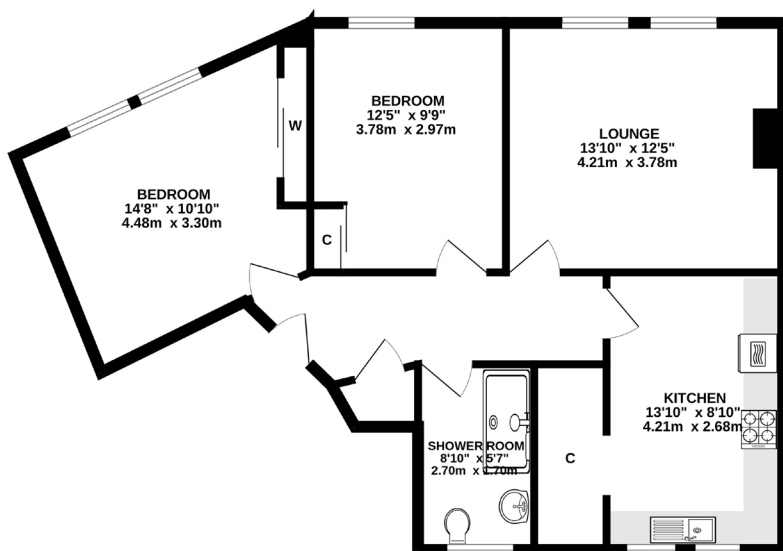
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their continuity 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.