



**lindsays**

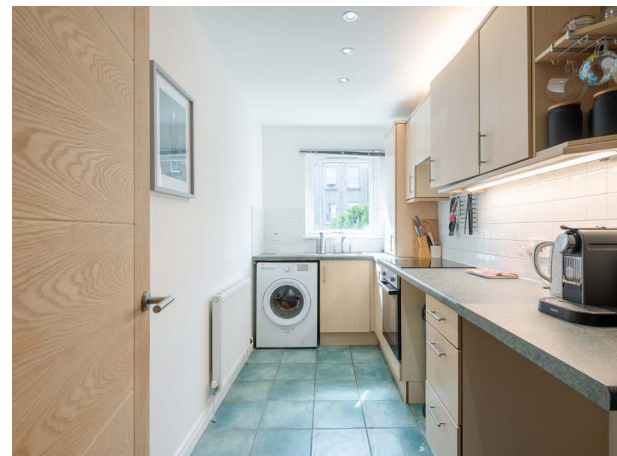
Flat 2, Whittet Court  
Gowrie Street, Dundee, DD2 1ES

*"A well presented ground floor apartment in the heart of the vibrant West End"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Designated Parking Space

EPC Rating C

**OFFERS OVER £165,000**





## Description

An excellent opportunity to purchase this well presented ground floor apartment which is located just a few minutes walk from Dundee University and the busy Perth Road area of Dundee. The property is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen. Other items of furniture and white goods may be included by separate negotiation.

The accommodation comprises a bright south facing lounge with room for a table and chairs, galley style kitchen, two good sized double bedrooms with fitted wardrobes and a modern shower room. The apartment also has ample storage space with three internal cupboards.

Externally at the rear of the building lies the allocated parking space. The property benefits from a factor that is currently Taylor and Martin and the charges are around £200 per quarter.

This ideally located apartment is likely to be popular and early viewing is recommended.

## Area

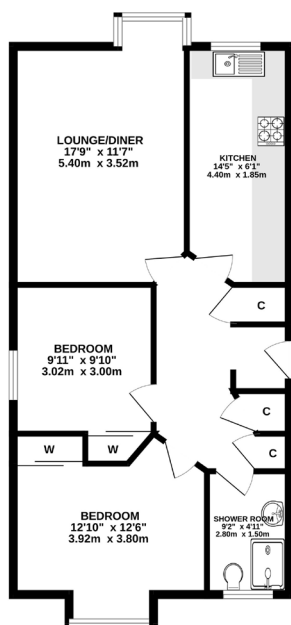
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

## Viewing

By appointment through Lindsays on 01382 802050



GROUND 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 misstatement. 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.