



lindsays

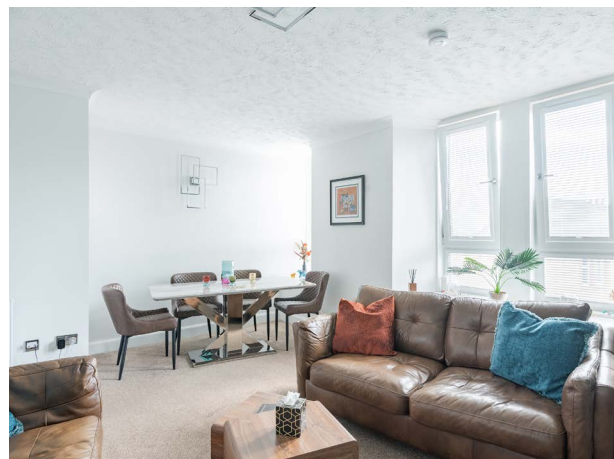
2H Hepburn Street,
Dundee DD3 8BN

"Two-bedroom upper maisonette situated to the north of the city, ideal for 1st time buyer".

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Bathroom
- Shared Gardens
- Secure Entry

EPC Rating C

OFFERS OVER £110,000



Description

This upper maisonette has been well maintained by the current owners, offering spacious accommodation over two levels. Situated to the north of the city, convenient for shops and a range of amenities, with a regular commuter bus route close by providing quick and easy access to all areas of Dundee, including Ninewells Hospital. Items included in the sale are all fitted floorcoverings, window blinds (where fitted) and the range style cooker.

The entrance hall has a staircase leading to the upper floor, with storage cupboard below. The lounge/dining room is a great size with two windows to the front and ample space for a dining table and chairs. The kitchen is another good-sized room situated to the rear, fitted with a range of units and with space for a range style cooker, washing machine, condenser dryer and fridge freezer. The shower room is located on the lower floor and was recently refurbished and fitted with an instant shower. On the upper floor there are two bedrooms and a bathroom. Outside there is a well-maintained communal garden to the rear.

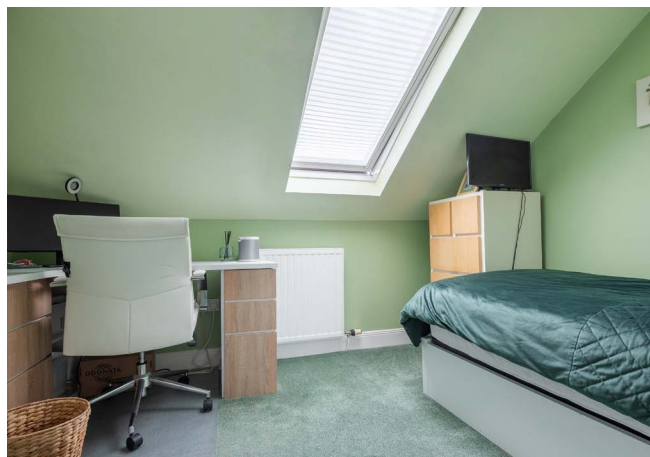
This is the perfect property for a 1st time buyer or buy to let investor and we recommend viewing to appreciate this lovely home.

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.

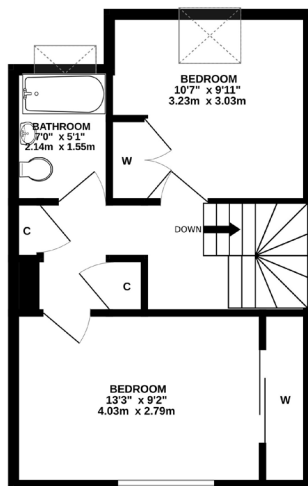
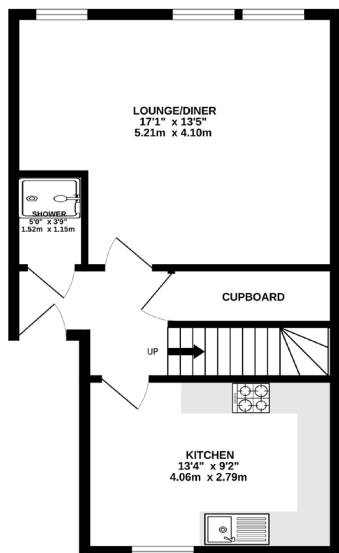
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



3RD FLOOR

4TH 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. The plan is for illustration 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 Metropix ©2025

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.