



**lindsays**

G/R 19 Morgan Street,  
Dundee DD4 6QD

*"Immaculately presented two bedroom, ground floor flat in a popular residential area"*

- Hallway
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Communal Gardens

EPC Rating D

**OFFERS OVER £80,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented two bedroom, ground floor flat in a popular residential area. Morgan Street is ideally situated for ease of access to a number of local amenities including shops, schools and is close to a regular commuter bus route. The popular Baxter Park is just a short distance away.

The accommodation is presented to the market in move in condition and comprises hallway, bright and spacious lounge, modern fitted kitchen, two bedrooms and family bathroom with shower over the bath. Benefits include double glazing and gas central heating. The property has recently had a new boiler, radiators and kitchen fitted with new hob, oven and extractor fan. It has also been freshly painted and new flooring fitted throughout. White goods will be included in the sale, but no guarantees given

Externally there is a well maintained communal garden laid mainly in lawn.

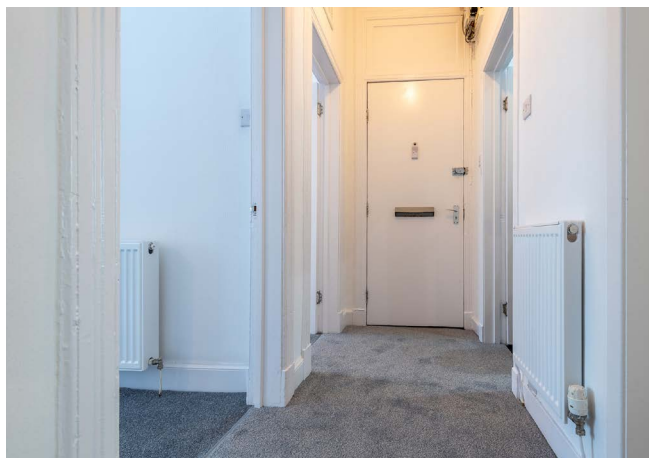
This property has recently been upgraded by the current owner and will appeal to a number of buyers. Early viewing is highly recommended.

## Area

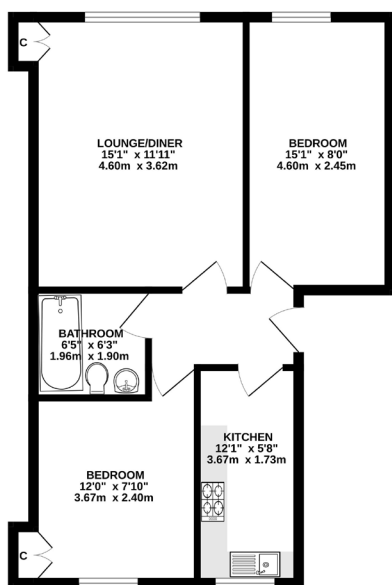
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, wall-to-wall, room 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 fixtures, 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.