



lindsays

1/R, 49 Taylors Lane,
Dundee DD2 1AP

*"Delightful one-bedroom first floor flat
in the heart of the West End".*

- Reception Hall
- Lounge
- Kitchen/Dining
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating C

OFFERS OVER £115,000



Description

Situated in the heart of the West End, perfect for access to shops, bars, restaurants and amenities on the Perth Road, this one-bedroom first floor flat is ideal for the first time buyer or buy-to-let investor. The property has been well maintained over the years by the current owners and is in move-in condition. Included in the sale are all fitted floorcoverings, window blinds and integrated kitchen appliances as detailed.

The entrance hall provides access to all accommodation and has a large cloaks cupboard. The lounge is a well-proportioned, traditional room with feature fireplace and window to the front. The kitchen is fitted with a range of units with integrated hob, oven and extractor hood, with plumbing for washing machine and dishwasher and space for fridge freezer. A useful storage cupboard off the kitchen houses the boiler. The bedroom is another good-sized room with window to the front and the shower room has a wc, wash hand basin and shower enclosure with instant shower. Outside there is a well-maintained shared garden to the rear which has a large, privately owned garden shed.

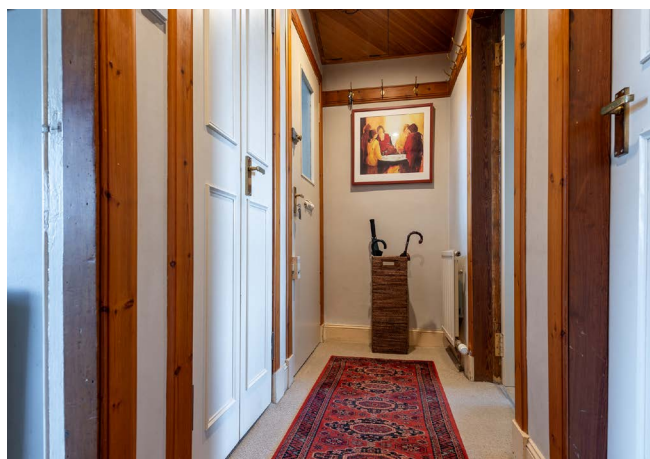
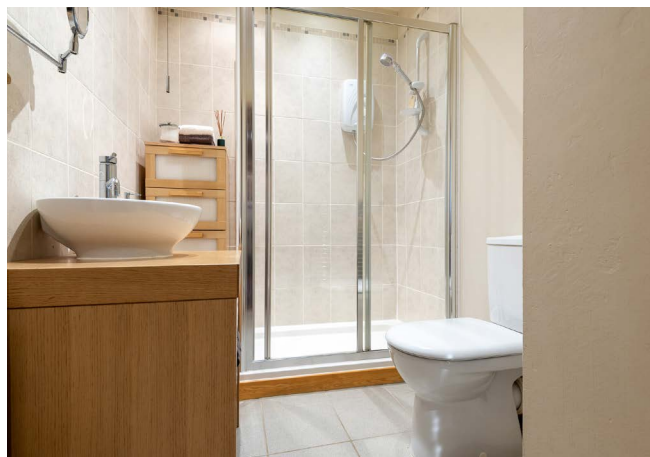
This is the perfect property for 1st time buyers, and we recommend viewing to appreciate this lovely home.

Area

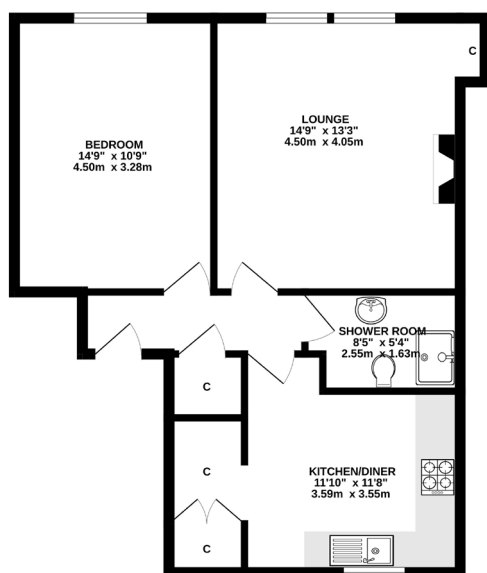
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 operation or efficiency can be given. Made with Microplot 12/05

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.