



**lindsays**

**3C North Erskine Street**  
Dundee, DD4 6SL

*"A bright, spacious two-bedroom first-floor flat within walking distance of the City Centre."*

- Hall
- Lounge
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Drying Green

EPC Rating C

**OFFERS OVER £105,000**





## Description

Located just a few minutes' walk from Dundee City Centre this bright, spacious two bedroom first-floor flat will be an ideal purchase for a variety of buyers including first time buyers or the buy-to-let investor. The property does require a degree of upgrading, however, could easily be turned into that ideal first home. Practical benefits include double glazing and gas central heating and included in the sale are all fitted floorcoverings and blinds where fitted along with the integrated kitchen appliances as detailed.

The accommodation comprises spacious hallway with two built-in shelved cupboards, lounge with box bay window, kitchen/dining with a range of units with integrated hob, oven and extractor hood and space for other appliances, table and chairs. Both bedrooms are good-sized, and the fully tiled bathroom is fitted with a thermostatic shower and glazed screen over the bath. Outside there is a shared drying green.

We recommend viewing to fully appreciate the size and potential of this property and its excellent location.

## Area

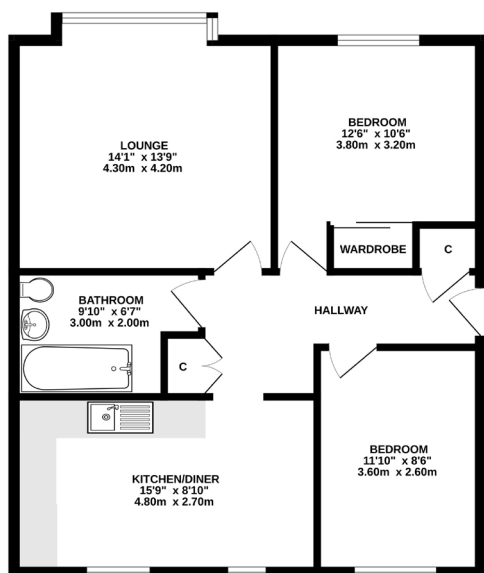
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST 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. 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 required 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.