



lindsays

Flat E 45 Abercorn Street,
Dundee DD4 7FA

*"Beautifully presented two bedroom,
second floor apartment in a popular
residential area"*

- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- Two Bedrooms
- Family Bathroom
- Residents Parking
- Communal Gardens

EPC Rating C

OFFERS OVER £145,000



Description

Lindsays are delighted to offer to the market this beautifully presented two bedroom, second floor apartment in a popular residential area. Abercorn Street is to the East of the City and is ideally situated for a number of local amenities. A regular commuter bus route is situated close by gives straightforward access to Dundee City Centre, both Universities and Ninewells Teaching Hospital.

The property is offered to the market in move in condition and comprises: Hallway with large store that houses the tumble dryer, bright and spacious lounge/diner, breakfasting kitchen, two good sized double bedrooms both with built in wardrobes and modern family bathroom with separate shower cubicle. There is a floored loft providing additional storage space, which is accessed via a built-in ladder. Benefits include double glazing, electric heating and secure phone entry system.

Externally there is ample residents and visitors parking. The communal garden grounds are beautifully maintained. There is a factoring fee payable of £53.79 pcm to Simply Factors which includes Building Insurance and ensures the communal areas are maintained to the highest standards.

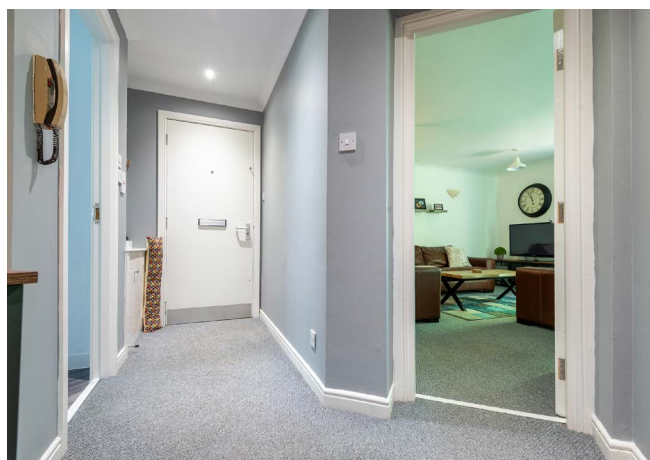
The property will appeal to a number of buyers and early viewing is highly recommended.

Area

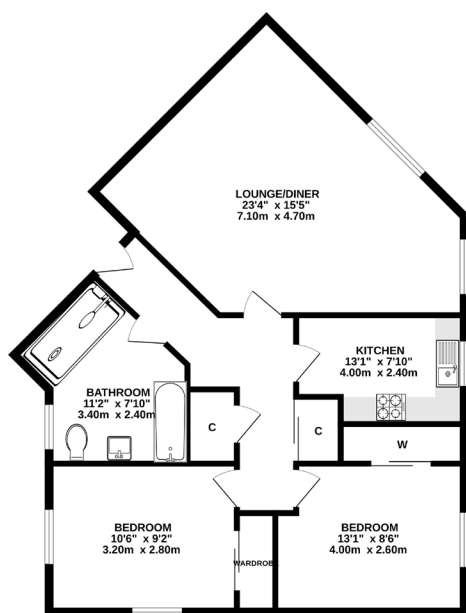
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND 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 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 here 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 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.