



lindsays

194 Yarrow Terrace
Dundee, DD2 4HH

"A bright maisonette flat within walking distance of Ninewells Hospital"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Shared Drying Green
- Bay Parking

EPC Rating D

OFFERS OVER £90,000



Description

An excellent opportunity to purchase a well presented upper maisonette flat which is ideally located just a few minutes walk from Ninewells Hospital. This lovely flat is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all fitted floorcoverings along with the integrated oven and hob, washing machine and freestanding fridge freezer in the kitchen. The accommodation on the first floor comprises a bright dual aspect lounge with glimpses of the river and a contemporary kitchen with ample floor and wall units. On the upper floor you will find a double bedroom benefitting from fitted wardrobes, a further bedroom which has been split with a partition wall to form separate spaces and this one offers fabulous views. The accommodation is completed with the family bathroom which boasts both a bath and shower. The attic space can be accessed from the bathroom.

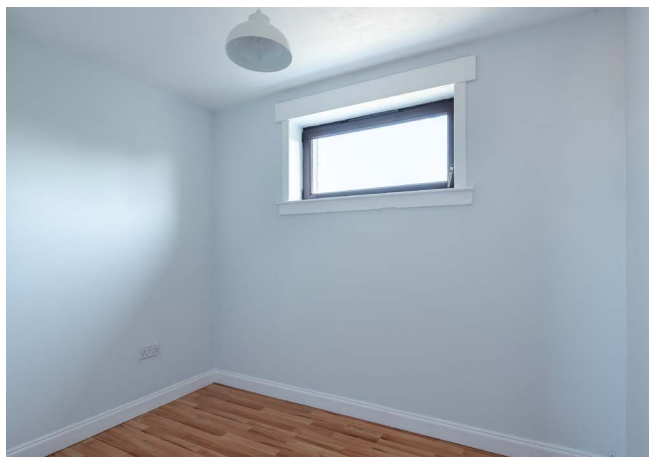
Externally there is a shared drying area and ample bay parking adjacent to the building. This is an ideal home for a first time buyer and also a great investment opportunity.

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.

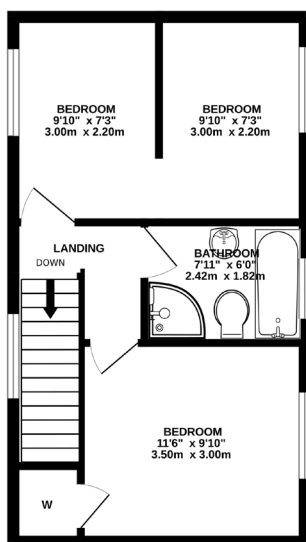
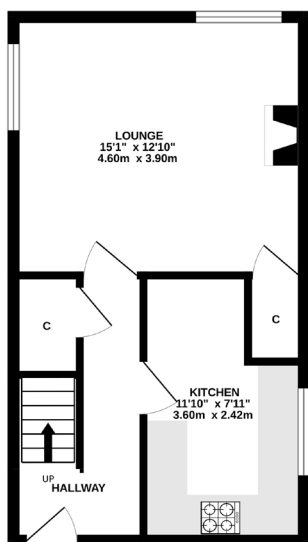
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

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, fixtures 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 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.