



lindsays

13E Balmedie Drive,
Douglas, Dundee, DD4 8PG

*"A two bedroom top floor flat located
in the popular area of Douglas"*

- Hallway
- Lounge/ Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Shared Gardens

EPC Rating G

OFFERS OVER £75,000



Description

An excellent opportunity to purchase this attractive top floor flat which is located in the very popular area of Douglas which is close to all local amenities including the Sainsburys Superstore.

This lovely flat is in move in condition and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation comprises a comfortable lounge/dining room, galley style kitchen, two double bedrooms and the family shower room.

Externally there is a shared drying green and ample parking on street close by.

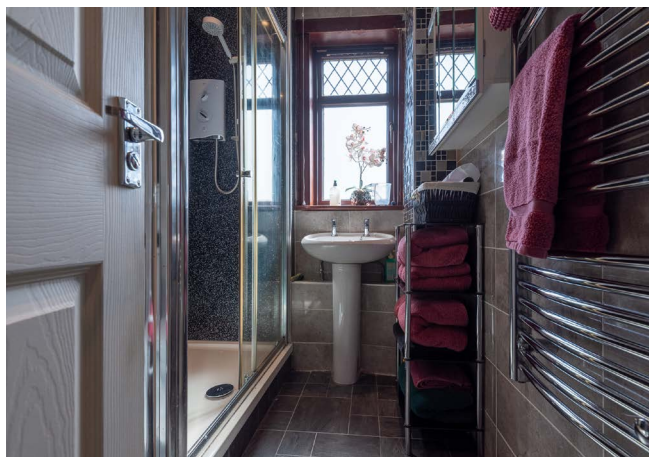
This is an ideal purchase for a first time buyer or property investor and we recommend viewing.

Area

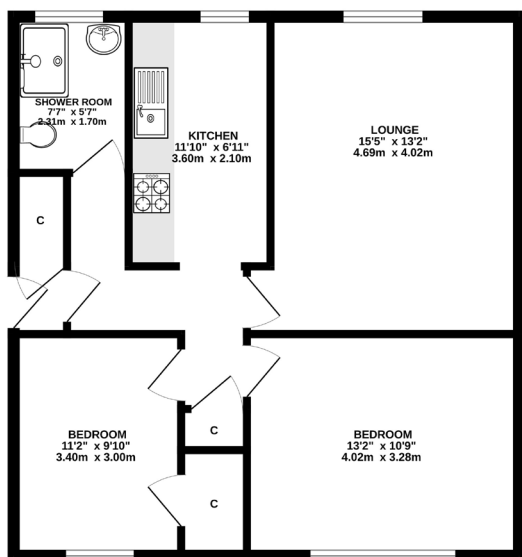
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 floorplans contained herein, measurements of rooms, corridors, stairs 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 services, fixtures and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Notes: see Remarks 02/03/23

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.