



lindsays

1/L 11 Ogilvie Street,
Dundee, DD4 6SB

"First floor, two bedroom flat in a popular residential area"

- Reception Hallway
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Garden

EPC Rating E

OFFERS OVER £73,000
HR VALUATION £75,000



Description

This is an excellent opportunity to purchase this two bedroom, first floor flat in a popular residential area. Ogilvie Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property has a large reception hallway which could be utilised in a number of ways including as a dining area or home office. There is a bright and spacious lounge with lovely original features, kitchen, two double bedrooms one of which has a large walk-in cupboard and bathroom with electric shower over the bath. Benefits include double glazing, modern electric heating and secure entry system.

Externally there is a communal rear garden which is laid mainly in lawn.

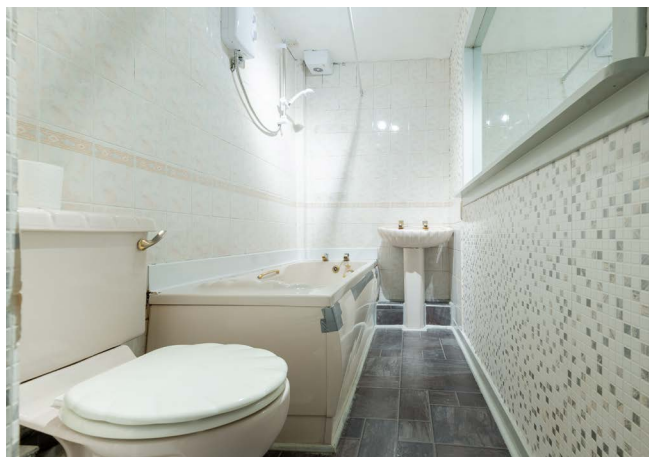
Viewing is recommended to fully appreciate the potential of the property on offer.

Area

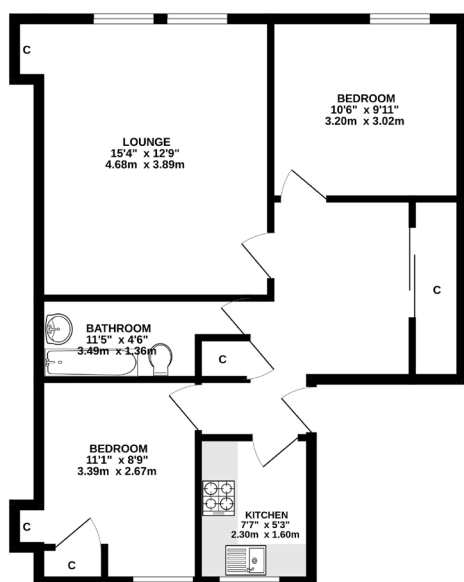
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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, options and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Floorplan 3D

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.