



**lindsays**

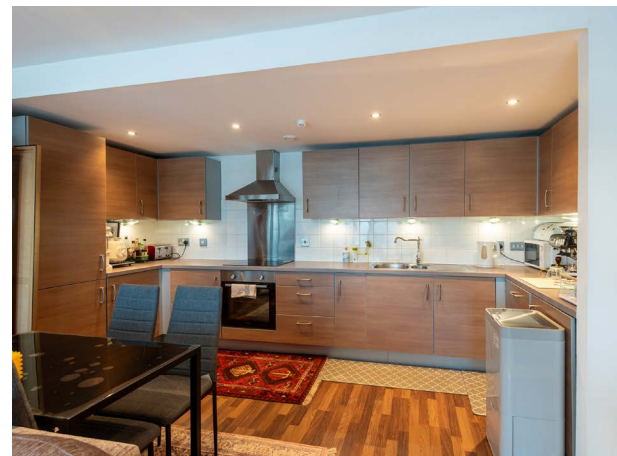
8G South Victoria Dock Road  
Dundee, DD1 3AL

*"A well presented second floor apartment in the popular City Quay area"*

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- En Suite Shower Room
- Bathroom
- Double Glazing
- Electric Heating
- Designated Parking Space
- Elevator Service

EPC Rating C

**OFFERS OVER £180,000**





## Description

Located in the very popular City Quay area of Dundee this lovely second floor apartment will suit a variety of buyers looking to live close to the city centre and all local amenities. The apartment is in move in condition throughout and practical benefits include double glazing, electric heating and an elevator service. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge/ freezer, dishwasher and washing machine in the kitchen.

The accommodation comprises a contemporary open plan lounge/dining/kitchen with Juliet balcony looking over the quay and back towards the Law Hill. The principle bedroom boasts an en suite shower room and also fitted wardrobes. There is a further double bedroom also benefitting from fitted wardrobes and the family bathroom with shower over the bath.

Externally there is an allocated parking space on the ground floor beneath the building. Factor fees apply of approximately £1,300 per annum and are payable to Estate Property Management.

## Area

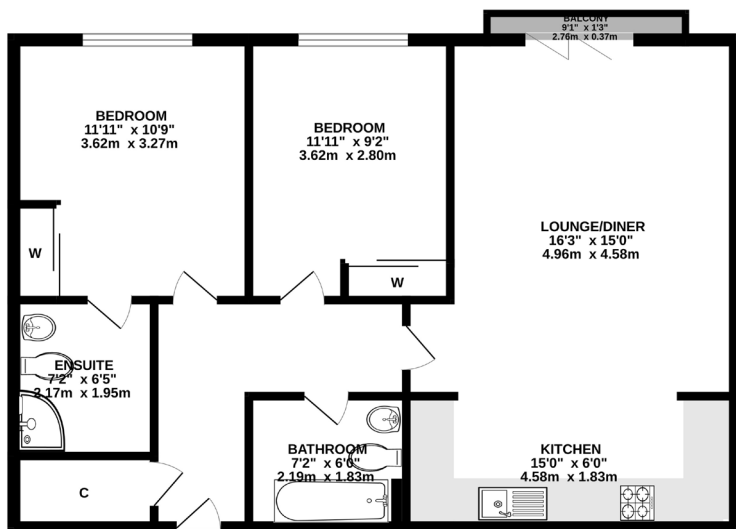
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



2ND 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 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.