



lindsays

8 Ashbank Road
Dundee, DD2 2AU

"A spacious 2 bedroom flat located in the popular West End"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Shared Drying Green
- Private Garden Space

EPC Rating E

OFFERS OVER £116,000



Description

An opportunity to purchase a spacious ground floor apartment which is located within a conservation area in the popular West End of Dundee and is ideally located for both Universities and Ninewells Hospital. The property requires a degree of updating and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds, where fitted, along with the integrated oven and hob, freestanding fridge/freezer, washing machine and dishwasher. (No warranty is given with the appliances)

The accommodation comprises a bright lounge with room for a dining table and chairs, a good sized kitchen with ample floor and wall units, two double bedrooms both benefitting from fitted storage and the bathroom with shower over the bath.

Externally at the rear of the building lies a shared drying green and a private garden with a shed.

This is a great home for a first time buyer and will also appeal to investors. Viewing is recommended.

Area

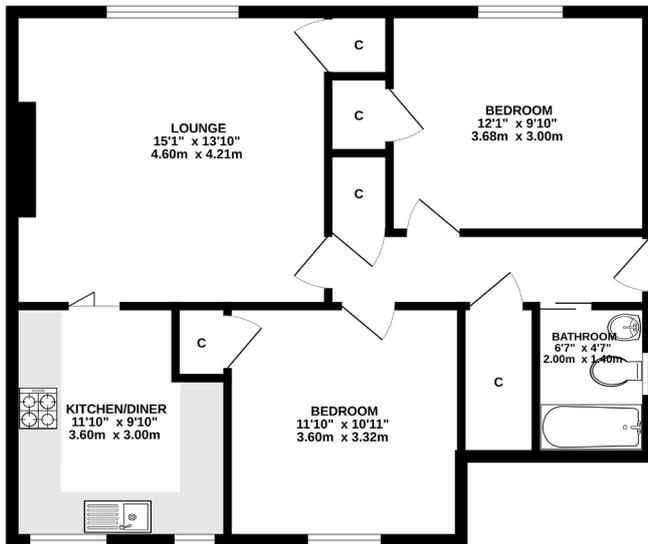
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other fittings and appliances will be 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.
Made with Floorplan 12/2012

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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.