



lindsays

48 Broughty Ferry Road
Dundee, DD4 6BE

"A well presented one bedroom ground floor flat in close proximity to Dundee City Centre"

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Private Garden
- Bay Parking

EPC Rating C

OFFERS OVER £75,000



Description

An excellent opportunity to purchase this lovely one bedroom ground floor flat which is ideally located just a few minutes walk from Dundee City Centre and all amenities. The property is in move in condition with practical benefits including double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher in the kitchen and fridge freezer located in a hall cupboard.

The accommodation comprises a good sized lounge/dining room with patio doors leading to a secluded courtyard, a modern kitchen, double bedroom with fitted wardrobes and the family shower room.

Externally there is a private paved garden secluded by a wall, ideal for enjoying the morning sun. Ample bay parking is available close by.

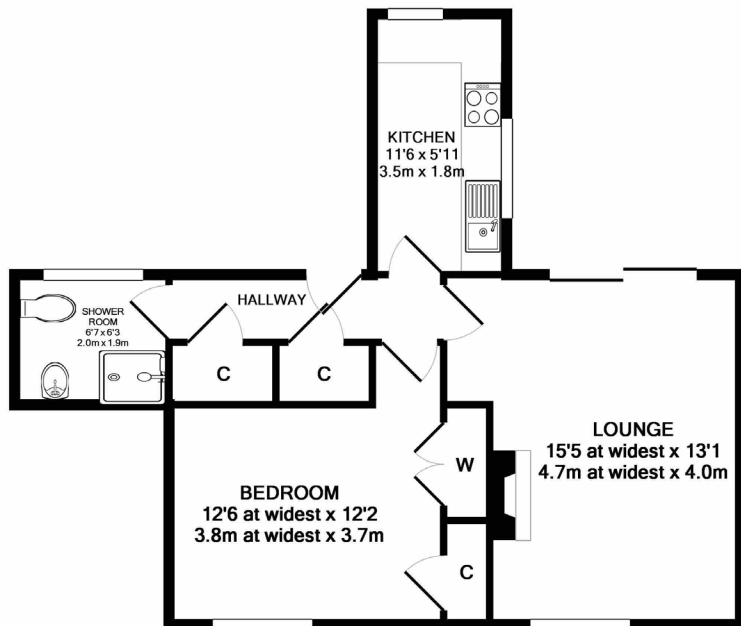
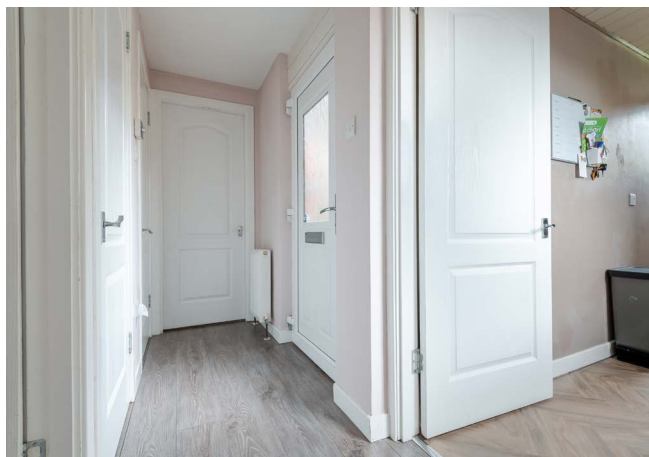
This is a great property for a first time buyer or investor and viewing is recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.