



**lindsays**

2/L 5 Wedderburn Street,  
Dundee DD3 8DA

*"Well presented two bedroom second floor flat in a popular residential area"*

- Hallway
- Lounge
- Breakfasting Kitchen
- Two Bedrooms
- Shower Room
- Communal Gardens

EPC Rating Band C

**OFFERS OVER £95,000**





## Description

Lindsays are delighted to offer to the market this well presented two bedroom second floor flat in a popular residential area. Wedderburn 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 is offered to the market in move in condition and comprises: hallway, bright and spacious lounge, fitted kitchen, two good sized double bedrooms on of which has built a built in wardrobe and shower room. Benefits include double glazing, gas central heating and secure phone entry system.

Externally there is a well maintained communal garden to the rear.

This property is extremely close the city centre and main bus routes and Kingsway so attractive for commuters, buy to rent, and first time buyers. It also has smoke, heat and Co2 alarms fitted 2 years ago as compliant with being connected. The integrated kitchen oven and hob, all carpets and flooring are inclusive. New boiler with a 5 year warranty. All windows are double glazed and the living room, kitchen and bathroom are south facing getting the sun all day with clear views of the Law Hill.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

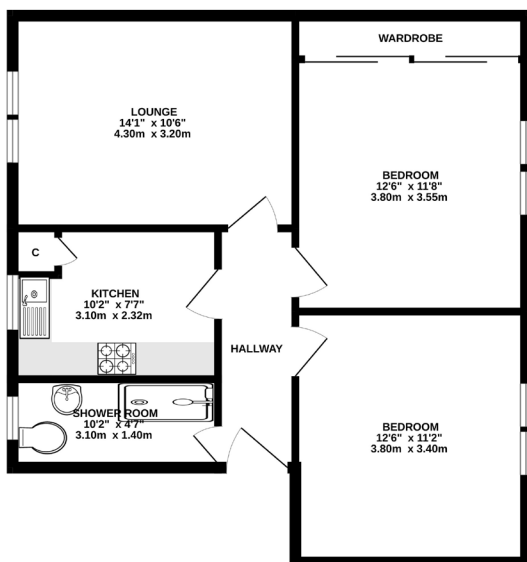
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contract, agreement and application shall have not been issued and no guarantee as to their availability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.