



lindsays

Flat 10, 49 Trades Lane,
Dundee, DD1 3EW

"Spacious two bedroom flat in central location"

- Hallway
- Kitchen
- Lounge
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating

EPC Rating C

OFFERS OVER - £110,000

HOME REPORT VALUE - £120,000



Description

This spacious two-bedroom flat enjoys a superb central location in the heart of Dundee, offering easy access to shops, universities, transport links, and all city centre amenities. Ideal for first-time buyers, investors, or those seeking a convenient base in the city.

The property is accessed via a well-maintained communal stairwell and opens into a welcoming hallway with useful storage. The bright kitchen features doors leading through to the lounge, creating an open plan feel that enhances the sense of space and light. The lounge itself is generous in size, making it a comfortable and versatile living area.

There are two large double bedrooms, both benefiting from built-in wardrobes that provide excellent storage. The bathroom is fitted with a white suite and includes a shower over the bath.

Further benefits include double glazing and electric heating, ensuring year-round comfort and included in the sale are all floorcoverings, light fittings and blinds where fitted along with the white goods (no guarantees provided). With its central location and well-proportioned accommodation, this property presents a fantastic opportunity for city living or investment.

Early viewing is highly recommended.

Area

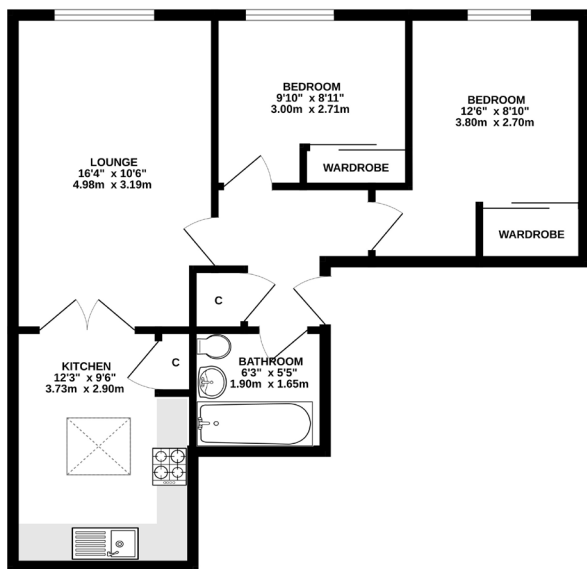
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, bedrooms, rooms 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 operability or efficiency can be given.
Herald and Sonpage 12/2020

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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.