



lindsays

G/1 2 Caird Terrace
Dundee, DD3 8BS

"A well presented two bedroom ground floor flat with off street parking"

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front Garden
- Off Street Parking

EPC Rating C

OFFERS OVER £95,000



Description

A rare opportunity to purchase a two bedroom ground floor flat which benefits from excellent off street parking for multiple vehicles. This lovely flat is in move in condition throughout and practical attributes include double glazing, gas central heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, washing machine, freestanding fridge/freezer and table and chairs in the kitchen.

The accommodation comprises a bright lounge, contemporary kitchen, modern shower room and two double bedrooms with both benefitting from fitted wardrobes.

Externally at the front of the property the garden pertains to this flat and is laid mainly with lawn. There is a shed at the rear along with a shared drying green. Also of great benefit is the off street parking at the side with space for up to four vehicles.

This is a great flat and ideal for a first time buyer and viewing is highly recommended.

Area

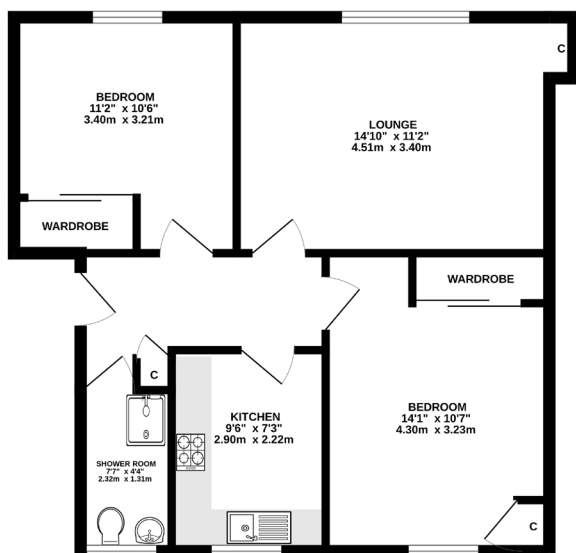
Caird Terrace is located close to Strathmartine Road and all local amenities. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of 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



GROUND 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.