



A bright two bedroom flat in the heart of Dundee City Centre close to all amenities

2 Bed 1 Bath 1 Reception

This lovely bright two bedroom third floor apartment is located in the very heart of Dundee City Centre close to all local amenities including the bus and railway station. The property is in move in condition throughout and has been freshly decorated with practical benefits including double glazing, gas central heating and a secure entrance. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge, washing machine and all contents apart from the pictures.

The accommodation comprises a generous open plan lounge/dining/kitchen with contemporary units, two double bedrooms both benefitting from fitted wardrobes and the family shower room.

The property is accessed through a well maintained mutual close and there is a residents group with around £13 per month paid for cleaning. The roof on the building has recently been renewed.

This is a great home for a first time buyer or as an investment and viewing is recommended to fully appreciate.

Features

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- EPC Rating C

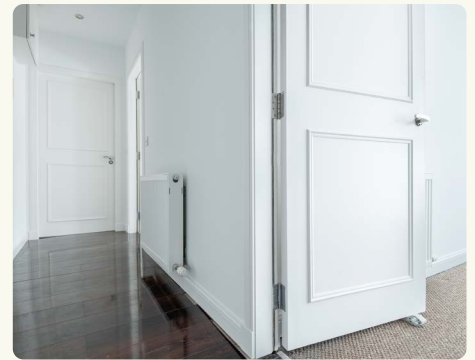
Fixed Price £115,000

Home Report Value £125,000

3RD FLOOR



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

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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Prospective purchasers are requested to note formal interest with Lindsay's 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.