



3E Kerr Street,  
Dundee, DD2 3EZ



*A spacious, top-floor flat ideal for the 1st time buyer or BTL investor.*

2 Bed   1 Bath   1 Reception

An excellent opportunity to purchase a spacious, top floor flat set within a block of similar style properties in a very popular area of Dundee close to all amenities and public transport. This property is perfect for the 1st time buyer or buy-to-let investor with practical benefits including double glazing and gas central heating. Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed and the garden shed.

The well-proportioned accommodation comprises an entrance hall, bright lounge with fireplace and windows to the front, kitchen with integrated hob, oven, extractor hood, fridge and freezer, two bedrooms, one with fitted wardrobes and a shower room with thermostatic shower. Outside to the rear there is a private area of garden with garden shed, and a shared drying green.

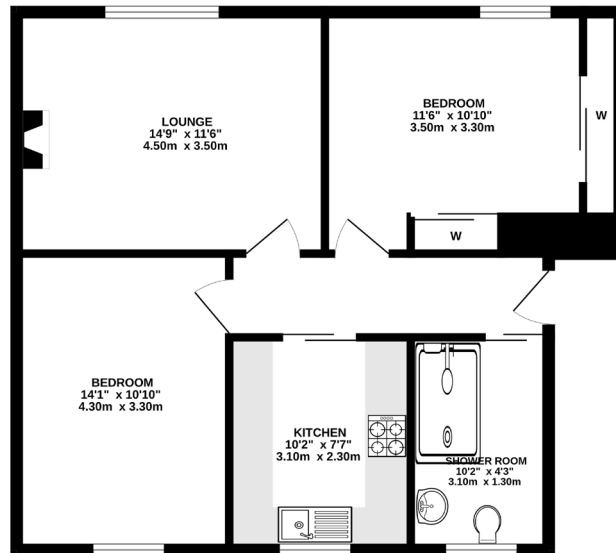
This lovely property will appeal to a variety of buyers including first-time buyers and buy to let investors and we do recommend internal viewing to appreciate.

### Features

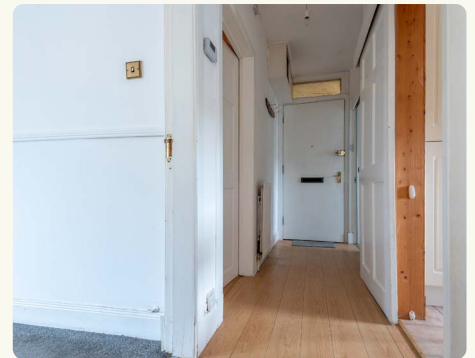
- Hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Private & Shared Gardens
- EPC Rating C

**Fixed Price £85,000**

## 2ND 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 misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan Click



Kerr Street is located close to local amenities. There are good bus routes into town and to Ninewells Hospital. 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', 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:

☎ 01382 802050

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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.