




2/L 59 Dock Street,  
Dundee DD1 3DU



Well presented two bedroom maisonette apartment in the heart of Dundee City Centre.

 2 Bed  1 Bath  1 Reception

This is an excellent opportunity to purchase this well presented two bedroom maisonette apartment set within the heart of Dundee City Centre, with views towards the Tay Bridge and Dundee Law from the bedroom windows. Dock Street is ideally situated for ease of access to a large range of amenities including shops, restaurants, bars and both Universities. Ninewells Teaching Hospital is also within easy reach by local transport with the Bus Station being a short distance away.

The accommodation is offered to the market in move in condition and comprises: hallway, bright and spacious lounge, dining kitchen, two double bedrooms both with built in storage, shower room and WC. Benefits include gas central heating, small attic space and secure entry system. There are also a number of lovely original features.

All floor coverings, window coverings and light fittings are included along with the white goods in the kitchen. (no guarantees given)

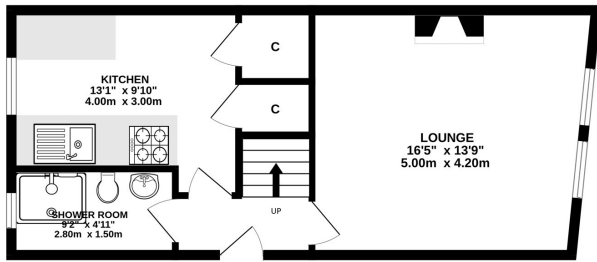
Early viewing is highly recommended.

### Features

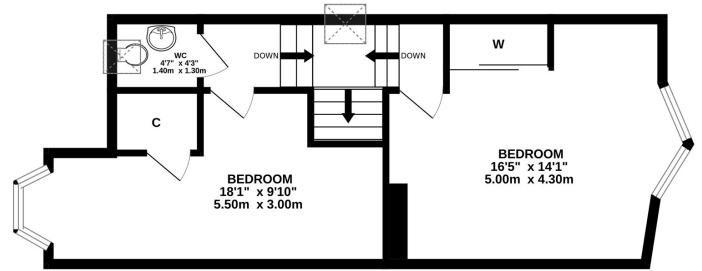
- Hallway
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- EPC Rating D

**Offers Over £125,000**

2ND FLOOR



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:

☎ 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.