



A spacious three bedroom flat in the heart of the vibrant West End.

 3 Bed  1 Bath  1 Reception

An excellent opportunity to purchase this spacious second floor, three bedroom flat which is ideally located in the very heart of the West End on the doorstep of local shops and amenities. The property has been freshly carpeted and will appeal to a wide variety of buyers due to the close proximity to the University and Ninewells Hospital. Practical benefits include double glazing, electric heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation comprises a bright lounge, generous kitchen with ample room for a table and chairs, three double bedrooms and the family bathroom with shower over the bath.

Ample parking is available in car parks close by.

We strongly recommend viewing this lovely flat enjoying a great location.

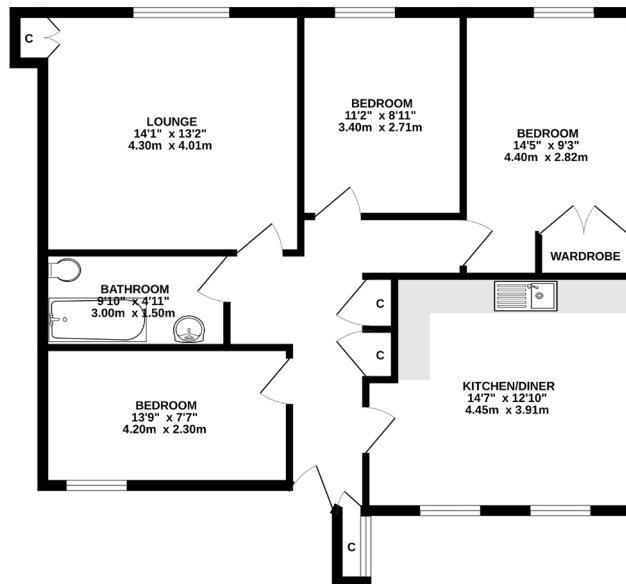
Fixed Price £150,000

10k under HR valuation

Features

- Hallway
- Lounge
- Dining/Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entrance
- EPC Rating D

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 mis-statement. This plan is for guidance 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. Plans with reference 10025



Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located

on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01382 802050

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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.