






Flat 19, 99 Strathmartine Road,
Dundee DD3 7RY



One-bedroom top floor flat situated to the north of the city, ideal for 1st time buyer.

 1 Bed  1 Bath  1 Reception

This top floor flat offering spacious accommodation is situated to the north of the city, convenient for shops and a range of amenities, with a regular commuter bus route close by providing quick and easy access to all areas of Dundee, including Ninewells Hospital and the city centre

The accommodation comprises an entrance hall, open plan lounge/kitchen with windows to the front and space for kitchen white goods. The bedroom is a good-sized double, with fitted wardrobe and access to eaves storage. The bathroom is fitted with a white suite with instant shower. Outside to the rear there is resident off-street parking. Items included in the sale are all fitted floorcoverings and window blinds (where fitted). (There is an owner's association which deals with the cleaning and maintenance of the communal areas. Each of the flats pay £20 pcm).

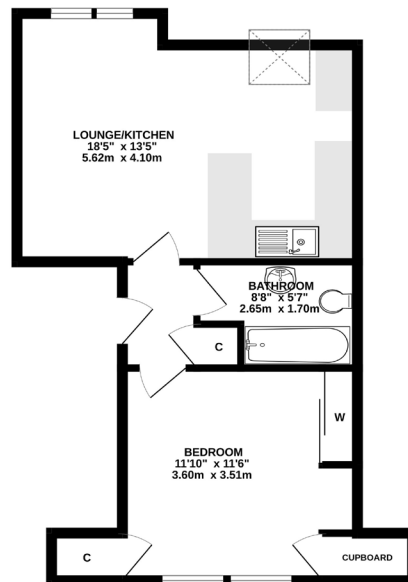
This is the perfect property for a 1st time buyer or buy to let investor and we recommend viewing to appreciate this lovely home.

Features

- Entrance Hall
- Open Plan Lounge /Kitchen
- Double Bedroom
- Bathroom
- Off-Street Parking
- Double Glazing
- Electric Heating
- Secure Entry
- EPC Rating C

Offers Over £60,000

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 here have not been tested and no guarantee is made with respect to their condition.



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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property.lindsays.co.uk

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.