



*Two-bedroom mid-terraced house in a popular residential area, perfect for 1st time buyers*

2 Bed   1 Bath   1 Reception

This is a great opportunity to purchase this two-bedroom, mid-terraced house in a popular residential area. Dean Avenue is ideally situated for access to a number of local amenities including schools, shops and a regular bus route to both the city centre and Broughty Ferry.

The property offers good-sized accommodation comprising: hallway, lounge/dining room with windows to the front and rear, kitchen with integrated hob, oven and cooker hood and space for other appliances, two double bedrooms with built-in storage and a fully tiled shower room with instant shower. Outside to the rear the garden has lawn and borders, with the front being the same. Benefits include double glazing and electric heating.

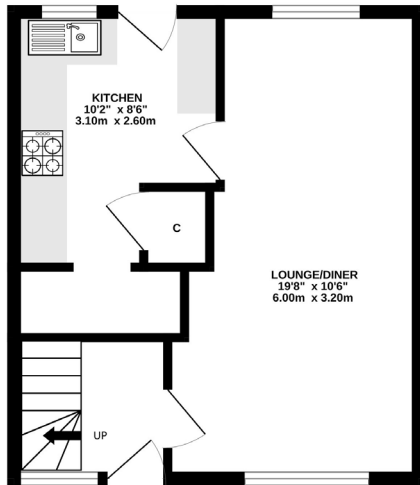
This property could do with a little updating, however, will appeal to 1st-time buyers looking to create their perfect first home, therefore early viewing is highly recommended.

### Features

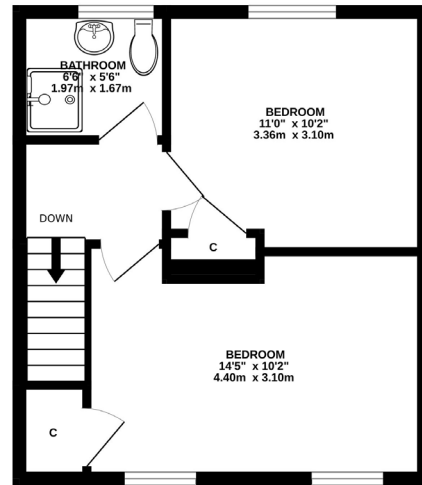
- Hallway
- Lounge/Dining
- Kitchen
- Two Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Gardens
- EPC Rating C

**Fixed Price £120,000**

GROUND FLOOR



1ST 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 on:

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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.