






58 Ancrum Drive,
Dundee, DD2 2JB



Two-bedroom, lower flat in need of total refurbishment, excellent development opportunity

 2 Bed  1 Bath  1 Reception

An excellent opportunity to purchase this lower flat located within a desirable residential area ideally situated with ease to access to all local amenities such as schools, local shops and within easy reach of Ninewells Hospital and the city centre. The property offers good-sized accommodation and currently benefits from gas central heating. The property is in need of complete refurbishment with extensive works required throughout but offer an excellent development opportunity for an experienced developer. Interested parties should conduct their own enquiries as to the extent of work required prior to the submission of any offer.

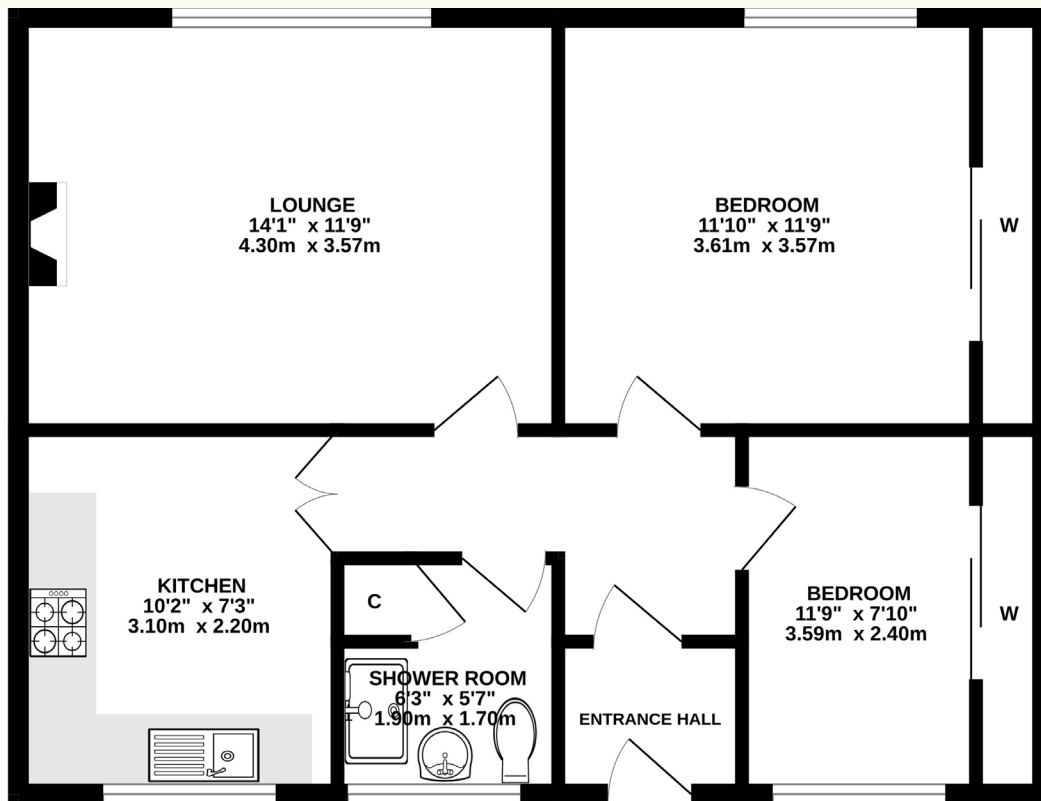
The good-sized accommodation comprises an entrance hall, a good-sized lounge, kitchen, two bedrooms and bathroom. The front garden is laid with lawn, mature shrubs and trees and there is also an area of garden to the rear laid with lawn.

Due to this being a major development project, and due to the poor internal condition, only parties who are seriously interested in purchasing will be allowed an internal viewing.

Features

- Hall
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Front & Rear Gardens
- Gas Central Heating
- EPC Rating Band E

Offers Over £75,000



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

✉ dundeeproperty@lindsays.co.uk

🌐 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.