






1 Tayview Flats, 12 Dock Street  
Dundee, DD1 4BT



*A spacious two bedroom apartment located in the heart of the City Centre*

 2 Bed    2 Bath    1 Reception

Located within the heart of Dundee City Centre within a few minutes of the train and bus station this spacious ground floor apartment will appeal to those looking for all amenities, shops and restaurants on their doorstep. The property is in move in condition and practical benefits include double glazing, electric heating and a secure entrance. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, washing machine and fridge freezer in the kitchen and bedroom wardrobes.

On entering the flat stairs take you up to the bright south facing lounge which lies at the front of the property. Further accommodation includes a large kitchen/diner with ample units and space for a table and chairs, principal bedroom with en suite shower room, further double bedroom and the family bathroom.

There is a residents association with a payment of around £55 per month. This includes buildings Insurance and cleaning.

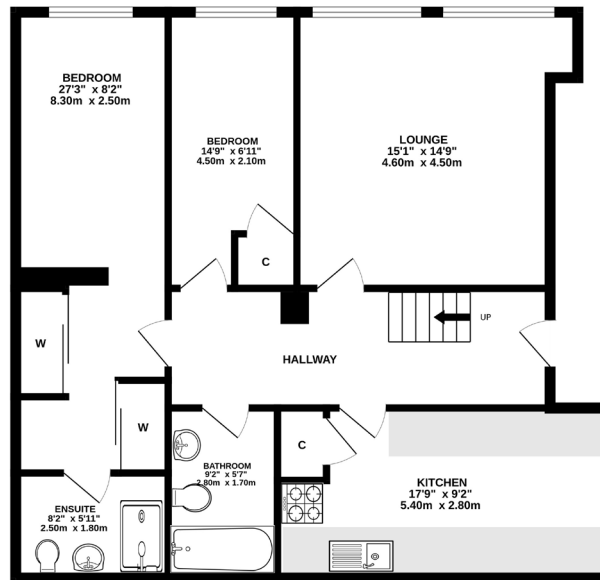
This ideally located, generous apartment can only be fully appreciated by viewing which is highly recommended. There are many local features including Slessor Gardens which is the largest new civic space in Scotland and Waterfront Place – Featuring a new urban beach, interactive play area, and Dundee Cycle Hub. The property is a 14-minute walk from the University of Dundee, just 3 minutes from the airport express and railway station, and a 15-minute riverside walk to the Tesco Extra. The transport links are excellent, with most places easily reachable on foot.

### Features

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- En Suite Shower Room
- Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- EPC Rating D

**Fixed Price £145,000**

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq ft. (83.5 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their quantity 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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 [property.lindsays.co.uk](http://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.