




4/L, 17 Step Row
Dundee, DD2 1AF



A beautifully presented top floor flat set in the vibrant West End of Dundee

 2 Bed  1 Bath  1 Reception

A bright well-presented top floor apartment situated in a block of similar style properties in the sought after west end of Dundee, a short walk to the town centre and Dundee University. Being at the top of the block this flat enjoys a bright outlook and lovely river views. Practical benefits include double glazing & gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated washing machine, oven, hob and fridge in the kitchen.

The accommodation comprises an attractive open plan lounge/kitchen/diner with modern units and integrated appliances. This is a bright, sunny room with lovely views. There are two double bedrooms also both with views and one benefitting from excellent fitted storage. The recently installed shower room with thermostatic shower.

Outside to the rear of the building lies a well maintained shared drying green. There is also access from this to the car park in Union Place.

We strongly recommend viewing to fully appreciate the accommodation and outlook on offer.

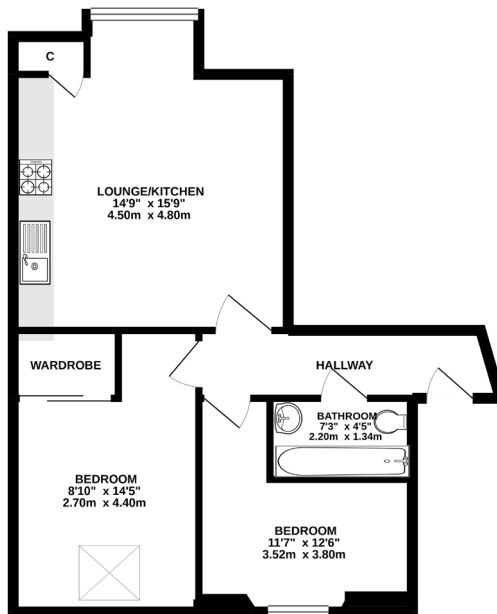
Features

- Hall
- Open plan lounge/kitchen
- Two bedrooms
- Shower Room
- WC
- Gas central heating
- Double glazing
- Shared garden
- EPC Rating C

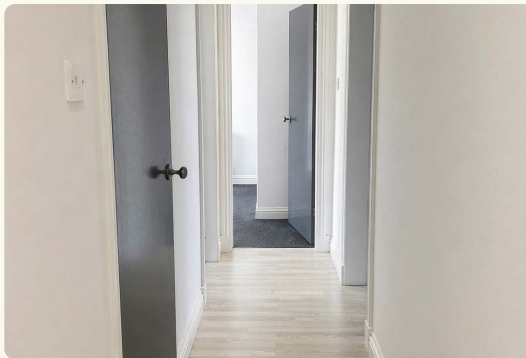
Offers Over £135,000

£5,000 under home report value

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 are not guaranteed and no guarantee is given as to their operability or efficiency can be given.
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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

 dundeeproperty@lindsays.co.uk

 property.lindsays.co.uk

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.