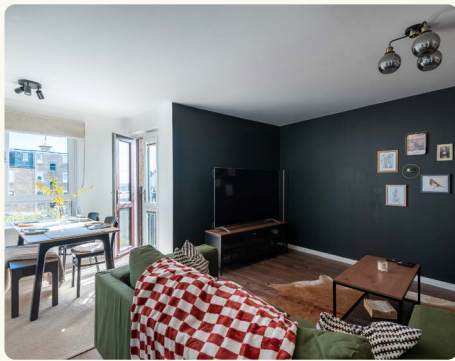







5A Ann Street,
Dundee, DD3 7TB



A delightful 2-bedroom 2nd Floor Flat in move-in condition, with garage close to the city centre

 2 Bed  1 Bath  1 Reception

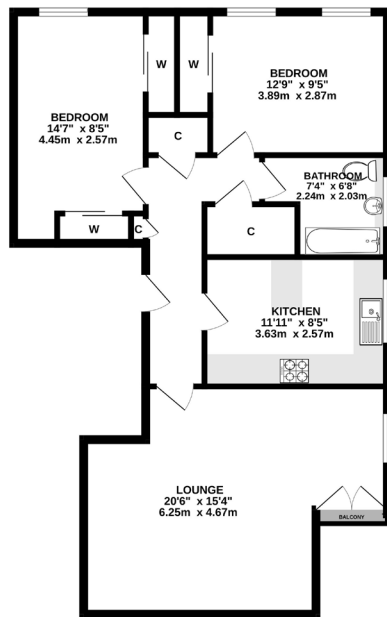
This delightful 2nd floor flat can only be described as being in move-in condition having been refurbished and maintained to a very high standard by the present owner. Ann Street is ideally situated for access to a number of local amenities including schools, shops and just a short walk from the city centre. The property offers good-sized accommodation comprising entrance hall with two storage cupboards, spacious lounge/dining room with windows to the front and side, kitchen with integrated hob, oven, extractor hood, fridge-freezer and dishwasher and bin storage, two bedrooms both with fitted wardrobes and a newly installed fully tiled shower room. Benefits include double glazing and electric heating with the additional benefit of a private garage.

Included in the sale are the integrated kitchen appliances as detailed. This property will appeal to 1st-time buyers and young professionals looking for a property close to the city centre; therefore, early viewing is highly recommended to the very high standard of this delightful property.

Features

- Hall
- Lounge/Dining Room
- Kitchen
- Two bedrooms
- Bathroom
- Electric heating
- Double glazing
- Garage
- EPC Rating B

Offers Over £135,000



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 may not have been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2024



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 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.