






*Well presented, two bedroom ground floor apartment in a popular residential location*

 2 Bed    1 Bath    1 Reception

This well-presented two-bedroom ground floor apartment is located within a popular and established residential area of Dundee. Lindsays are delighted to offer this attractive property to the market, which is in good decorative order throughout and benefits from gas central heating and double glazing.

The accommodation comprises a welcoming hallway providing access to all rooms, a bright and spacious lounge with ample space for dining, and a fitted kitchen offering generous worktop and cupboard storage. There are two generously sized double bedrooms, with fitted wardrobes in one bedroom included in the sale. The property is completed by a modern and accessible shower room.

Externally, there is a private and well-maintained lawn area to the front of the property, along with a communal drying area to the rear. Further features include a secure entry system.

Included in the sale are all floor coverings, light fittings and blinds where fitted, as well as the washing machine.

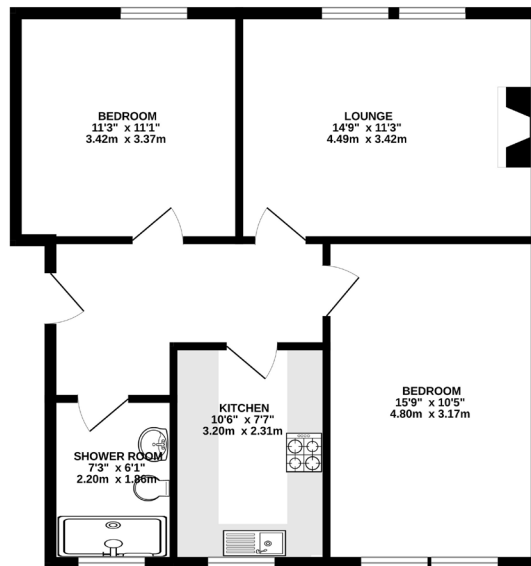
This property will appeal to a wide range of buyers including first-time purchasers, downsizers and buy-to-let investors, and early viewing is highly recommended.

### Features

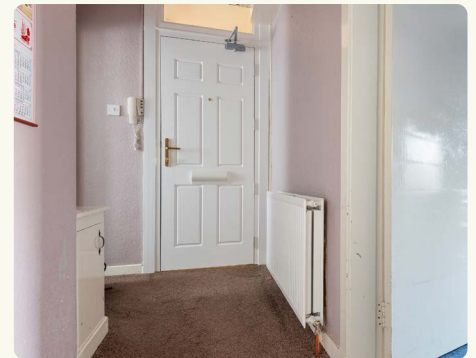
- Hallway
- Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private & Communal Gardens
- Secure Entry
- EPC Rating C

**Offers Over £90,000**

GROUND FLOOR



While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with Metreps 02/20



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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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. 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.