






27 Leng Street,  
Dundee, DD3 6QZ



*Good sized two-bedroom main door apartment in a popular location*

 2 Bed    1 Bath    1 Reception

This is an excellent opportunity to purchase this good sized two-bedroom main door apartment in a popular location just off Byron Street, ideally situated close to a number of local amenities including shops, schools and a regular commuter bus route to the city centre and beyond. The property does require total upgrading however currently benefits from double glazing and gas central heating. Please note potential buyers should conduct their own investigations into the work required prior to the submission of any offer.

The accommodation comprises an entrance hallway with large walk-in storage cupboard, bright lounge with bay window and fireplace housing an electric fire, kitchen with a range of units and space for appliances, two double bedrooms both with built-in cupboards and a bathroom with white suite and instant shower over the bath. Outside there is a privately owned front garden and both private and shared areas to the rear.

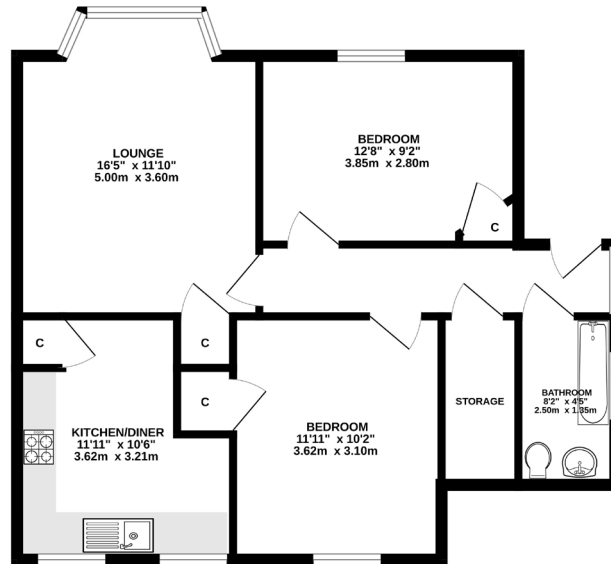
This property is an ideal purchase for developers or investors, and we do recommend internal viewing to understand the extent of work required.

### Features

- Entrance Hall
- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom
- Double Glazed
- Gas Central Heating
- Private & Shared Gardens
- EPC Rating D

**Offers Over £75,000**

## 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability 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

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [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. 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.