



Well-Presented Top Floor Apartment in a Prime Central Location

 2 Bed  1 Bath  1 Reception

An excellent opportunity to purchase this well-presented two-bedroom top floor apartment, ideally located just a few minutes’ walk from Dundee University and the vibrant Perth Road area.

The property is offered in move-in condition throughout and benefits from double glazing, gas central heating, secure entry & alarm system. Included in the sale are all floor coverings, fitted blinds and white goods, providing a straightforward purchase for buyers looking to settle in immediately or invest.

Internally, the accommodation comprises a welcoming hallway leading into a spacious kitchen with ample worktop space, generous cupboard storage and room for dining. The bright and airy lounge is enhanced by French doors which allow an abundance of natural light to fill the room. There are two generously sized double bedrooms, one of which benefits from mirrored fitted wardrobes, and the accommodation is completed by a modern, well-appointed shower room.

Externally, the property enjoys access to a well-maintained residents’ parking area. The development is factored by Taylor & Martin, with charges currently around £34 per month

Situated in a highly sought-after central location, the apartment offers excellent access to local amenities, transport links, Dundee University and the popular cafes, shops and restaurants along Perth Road.

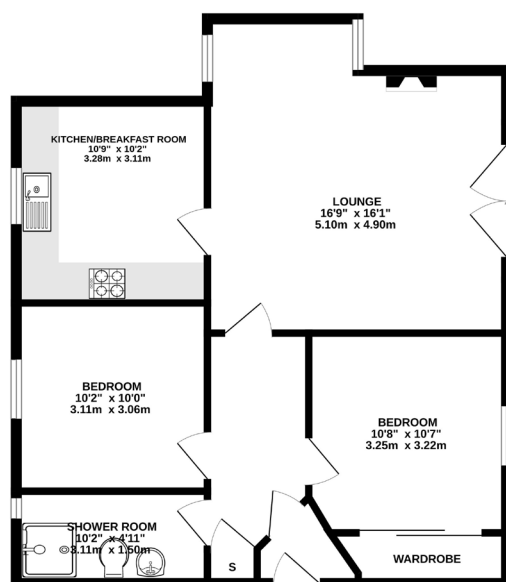
This attractive apartment is expected to appeal to a range of buyers and early viewing is strongly recommended.

Features

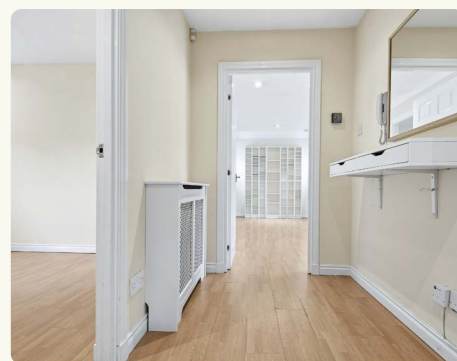
- Hallway
- Kitchen/Breakfast Room
- Lounge
- Two Double Bedrooms
- Shower Room
- Residents Parking
- Double Glazing
- Gas Central Heating
- Secure entry and alarm system
- EPC Rating - C

Offers Over £154,500
Home Report Value £165,000

2ND 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, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan Studio



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 on:

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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.