






15J William Street,
Dundee, DD1 2ND



Main door ground floor flat requiring upgrading, with the most delightful private garden, just a stroll from the city centre.

 2 Bed  1 Bath  1 Reception

This ground floor, main door flat offers an excellent opportunity for the developer to upgrade to create a modern home which would be perfect for the 1st time buyer. 15J William Street forms part of a small terrace running parallel to Victoria Road, ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within walking distance of the city centre. The accommodation comprises an entrance hall, bright south facing lounge with fireplace, kitchen/dining room with window to the rear and a door out to the garden, two double bedrooms, and a shower room. It is anticipated that the purchaser will wish to alter the internal layout and there is sufficient scope to do so. Outside the property has a private garden to the front which is a real treat so close to the city centre, laid with lawn and borders with mature plants and a brick built shed. Benefits include double glazing and gas central heating.

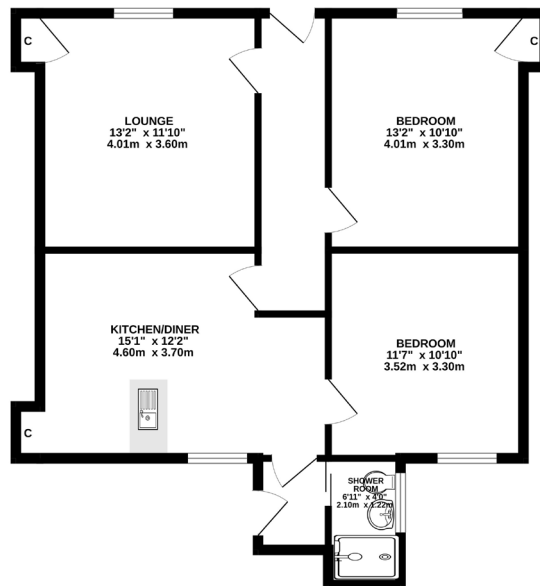
The property is perfect for the developer or experienced DIY'er and early internal viewing is highly recommended to fully appreciate the potential of this lovely property and to avoid disappointment.

Features

- Entrance hall
- Lounge
- Kitchen/dining room
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private Garden
- EPC Rating E

Offers Over £90,000

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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/2016



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.