






2/R, 13 Morgan Street
Dundee, DD4 6QD



2nd floor, 1-bedroom flat in move-in condition perfect for the 1st time buyer or investor

 1 Bed  1 Bath  1 Reception

This well-presented 2nd-floor flat offers spacious accommodation in move-in condition, making it an ideal purchase for first-time buyers or buy-to-let investors.

Located within the popular Stobswell area, north of Dundee city centre, the property enjoys a convenient position close to a wide range of local shops, services and amenities, while offering easy access to the city centre and excellent transport links.

The accommodation comprises: welcoming entrance hall with useful storage cupboard, bright and generously proportioned lounge featuring two built-in cupboards, fitted kitchen with integrated hob, oven and extractor hood, together with a washing machine and space for a fridge-freezer, spacious double bedroom with shelved storage cupboard and a fully tiled bathroom fitted with a white suite and instant shower.

Outside, residents benefit from a communal rear garden laid mainly to lawn, providing a pleasant outdoor space. Further benefits include double glazing and gas central heating throughout.

Included in the sale are all fitted floor coverings, window blinds, washing machine (included with no warranties provided) and the integrated kitchen appliances as specified.

Early viewing is highly recommended to fully appreciate the excellent condition, generous accommodation and convenient location of this attractive property.

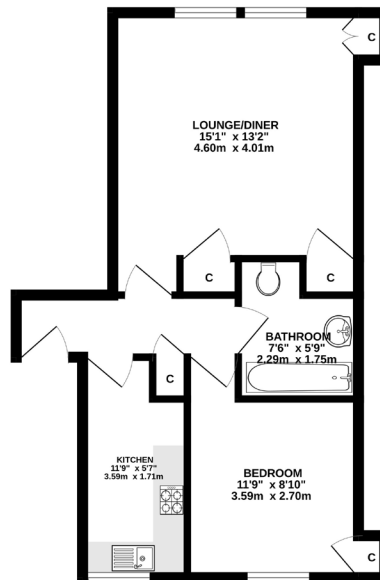
Features

- Entrance hall
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- EPC Rating C

Offers Over £59,950

Home Report Value £60,000

2ND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/24



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

🌐 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.