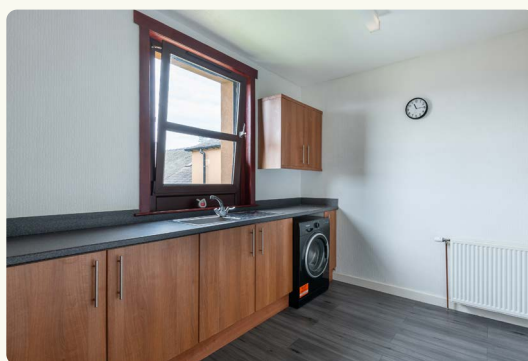




A spacious, well-presented two-bedroom first-floor flat

 2 Bed  1 Bath  1 Reception

This well-presented two-bedroom first-floor corner apartment is in good condition throughout and would make an ideal first-time purchase.

The accommodation includes a generous lounge, a kitchen with ample floor and wall-mounted units, two double bedrooms and a modern bathroom with a shower over the bath.

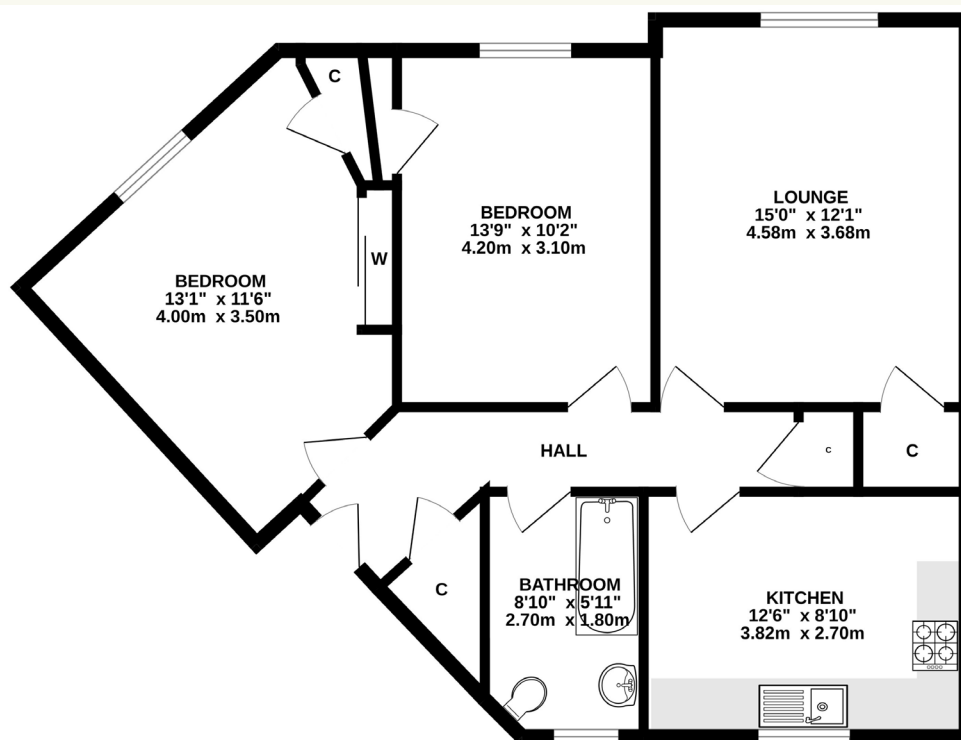
Additional benefits include double glazing and gas central heating. The sale includes all fitted carpets, floorcoverings and blinds, along with the integrated oven and hob and the free-standing washing machine.

A shared drying green is located to the rear of the building, with ample parking available on Hindmarsh Avenue.

Features

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Mutual Drying Green
- EPC C

Offers Over £95,000



Dundee, Scotland's fourth largest and sunniest city, sits on the north shore of the River Tay and was recently named by The Sunday Times as one of Britain's top twelve places to live. A UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, RRS Discovery and HM Frigate Unicorn. The city also offers a rich mix of culture, history and education, with attractions such as McManus Galleries and Dundee Contemporary Arts, two football clubs, the University

of Dundee, Abertay University and Ninewells Teaching Hospital. A wide range of shops, bars, restaurants and amenities are complemented by excellent transport links, including a mainline railway station, airport and the A90 route between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay 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.