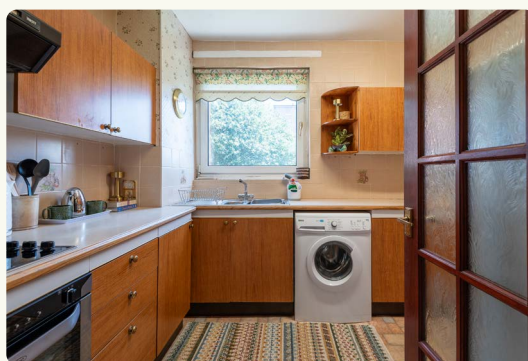




102 Spey Drive
Dundee, DD2 4AR



A well-presented maisonette apartment just a short walk from Ninewells Hospital

 2 Bed  1 Bath  1 Reception

Just a few minutes' walk from Ninewells Hospital, this well-presented maisonette apartment will appeal to a range of buyers, including investors and first-time purchasers. The property would benefit from some updating, which is reflected in the asking price. Practical features include double glazing, secure entry and electric heating. The sale includes all carpets, floorcoverings and blinds where fitted, together with the integrated oven and hob, freestanding washing machine and fridge freezer.

The property is entered on the first floor, where there is a bright dual-aspect lounge/dining room, kitchen and generous storage cupboard. Upstairs, there are two double bedrooms and a family bathroom with a shower over the bath.

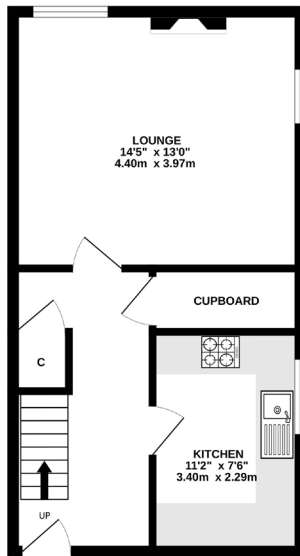
Outside, there are well-maintained shared drying greens, with ample permit parking available nearby.

Features

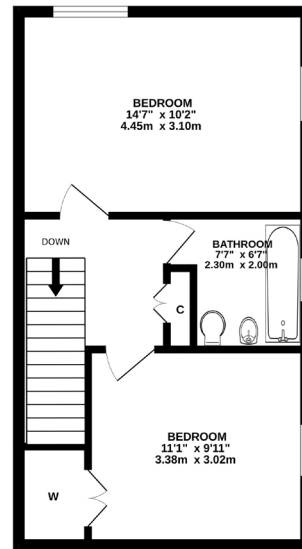
- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- EPC Rating D

Offers Over £70,000

1ST FLOOR



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 mis-statement. 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 operability or efficiency can be given.
Made with Netplan C0025



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:

☎ 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.