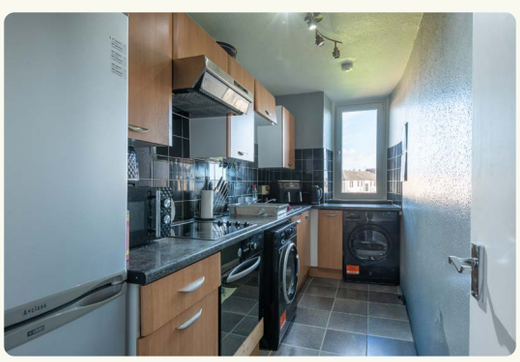


3/R, 157 Strathmartine Road,
Dundee, DD3 8BW







Two-bedroom top-floor flat in move-in condition in a popular location perfect for 1st time buyer

2 Bed | 1 Bath | 1 Reception

This is an excellent opportunity to purchase this two-bedroom top floor flat in a popular location ideally situated close to a number of local amenities including shops, schools and a regular commuter bus route to the city centre and beyond. The property is in move-in condition with double glazing and electric heating making it perfect for the 1st time buyer or investor.

The accommodation comprises an entrance hallway, good-sized lounge with original ceiling cornice and windows to the front, kitchen with a range of units with integrated hob, oven and hood and space for fridge-freezer, tumble dryer and washing machine, two double bedrooms, both with fitted wardrobes, and a bathroom with white suite with instant shower and glazed screen over the bath. Outside to the rear is a communal garden with clothes drying poles. Included in the sale are the fitted floor coverings, window blinds, integrated kitchen appliances as detailed and fridge-freezer (no warranty provided).

This property is an ideal purchase for first time buyers or investors, and we do recommend internal viewing to appreciate.

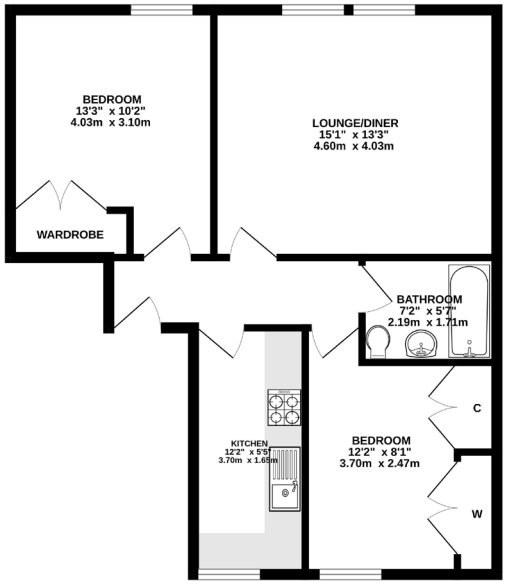
Features

- Entrance Hall
- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom
- Double Glazed
- Electric Heating
- Shared Rear Garden
- EPC Rating D

Offers Over £90,000

Home Report Value £100,000

3RD 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.
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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.