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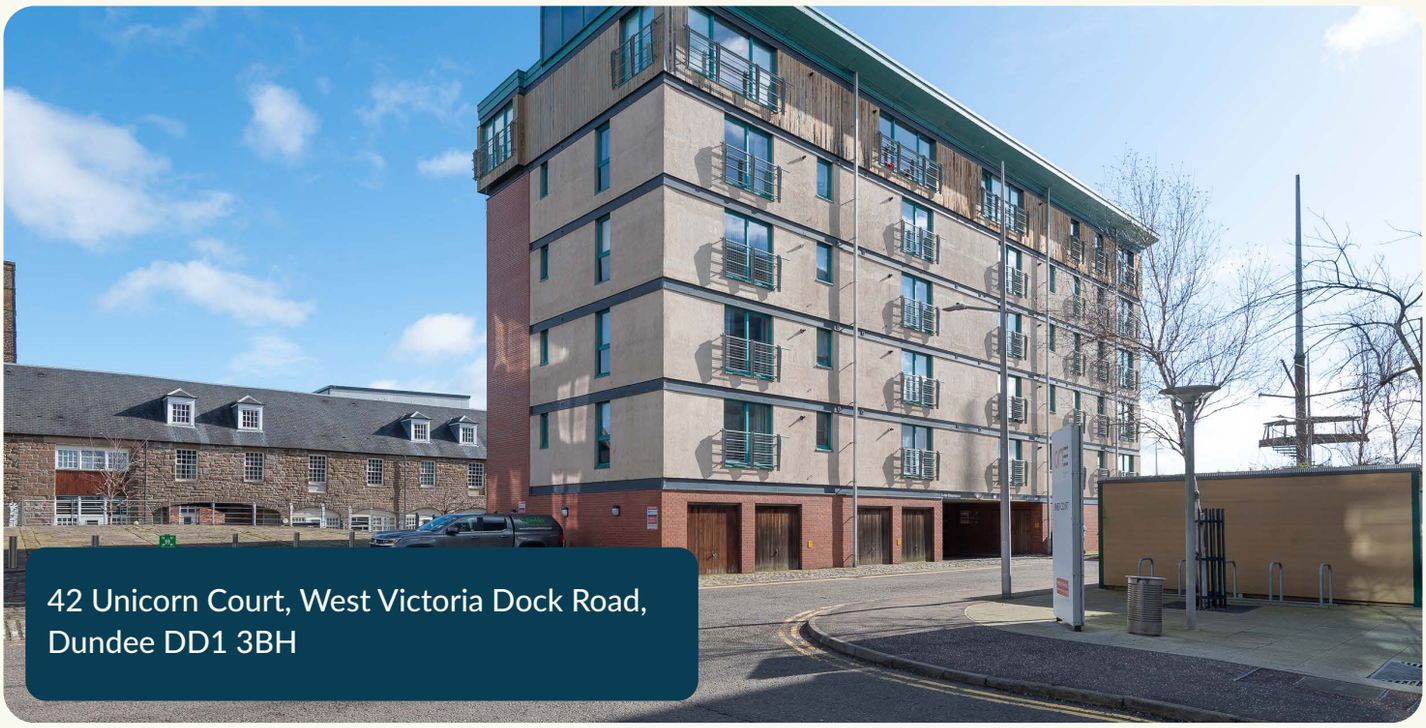
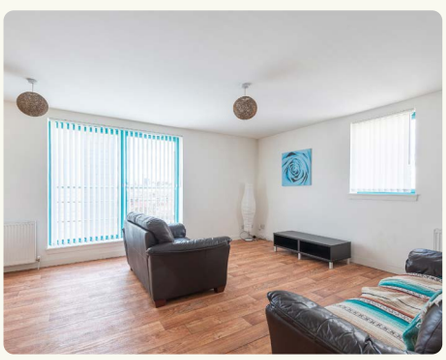


42 Unicorn Court, West Victoria Dock Road, Dundee DD1 3BH







Third-floor two bedroom flat in the sought after City Quay area of Dundee.

2 Bed | 1 Bath | 1 Reception

Lindsays are delighted to offer to the market this third-floor apartment located in the sought after City Quay area of Dundee and enjoys views to the west overlooking the city centre. City Quay is well placed for access to all the amenities of Dundee's city centre, universities, colleges and within easy reach of Ninewells Hospital and the Technology Park.

The accommodation comprises an entrance hall with built-in storage cupboard, bright and spacious open plan lounge/dining/kitchen with windows to the north and west with views across the city. The kitchen area is fitted with a range of units with integrated hob, oven, extractor hood fridge, freezer, washing machine and dishwasher. Both bedrooms are doubles, with bedroom 2 having fitted wardrobes, and the bathroom with electric shower over the bath. Outside there is a designated parking space. The property is factored, for which a fee applies and is approximately £114 per month covering the upkeep of communal areas, passenger lift and buildings insurance. Practical benefits include double glazing, gas central heating, security entry and lift. Included in the sale are all fitted blinds and floor coverings along with the integrated kitchen appliances. Household items and furniture can be available to the successful purchaser.

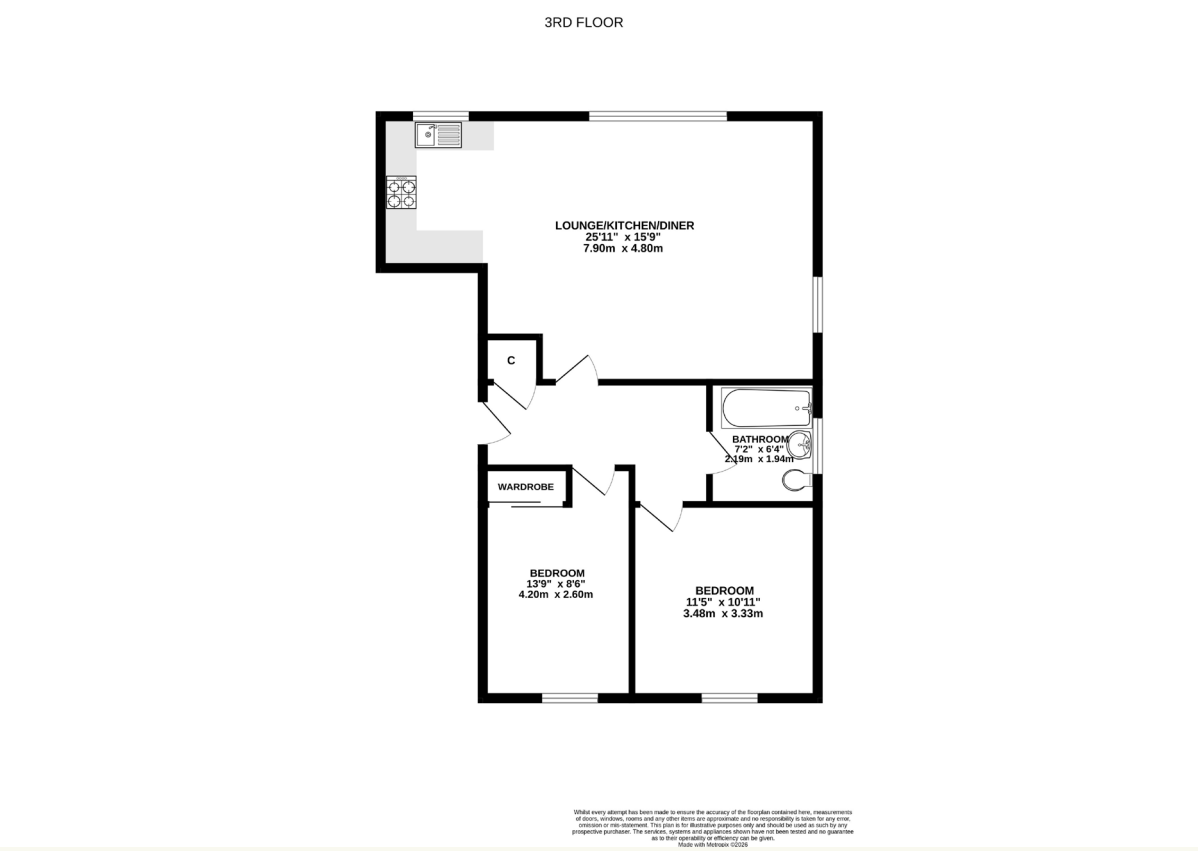
Early viewing is highly recommended to fully appreciate the property on offer.

Features

- Hallway
- Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry System
- Designated Parking
- EPC Rate: C

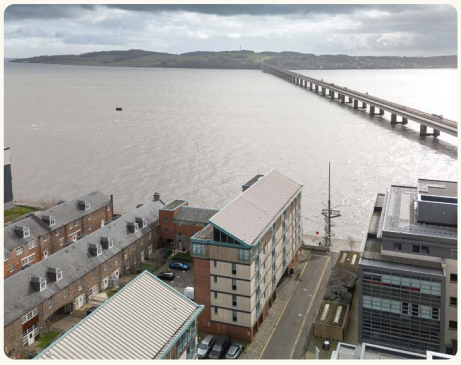
Fixed Price £165,000

£10,000 under HR valuation









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 a premiership football club, 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.