

42 Pleasance Court
Dundee, DD1 5BB







An attractive upper floor flat set within a converted mill in close proximity to the City Centre

1 Bed | 1 Bath | 1 Reception

This lovely one bedroom apartment is set within the Grade A converted mill building of Pleasance Court. The building is ideally located close to all local amenities and within walking distance for most, of Dundee City Centre and University. The property benefits from double glazing, secure entry and electric heating and included in the sale are all carpets, floorcoverings and blinds and the integrated oven and hob in the kitchen. The accommodation is on the third floor which can be accessed by stair and a lift and comprises a bright south and west facing lounge/dining room, kitchen, double bedroom with two double wardrobes and the bathroom with shower over the bath. There is also storage built into the space above the hallway.

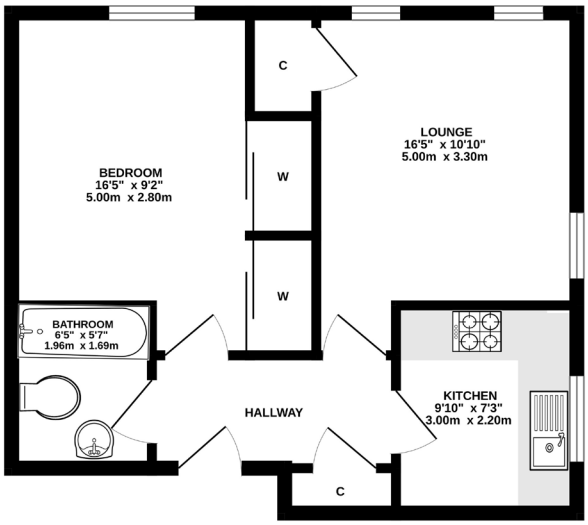
The property benefits from an allocated parking space. This is an ideal property for a first time buyer or investor. The building is factored by Ross and Liddell and the payment is around £140 per month. This covers buildings Insurance, cleaning of mutual areas and the lift service.

Offers Over £80,000

Features

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Residents Parking
- Elevator Service
- Factor Ross & Liddell
- EPC C

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. 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.