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15D Forebank Road
Dundee, DD1 2PF







A bright three bedroom first floor flat within walking distance of Dundee City Centre

3 Bed | 1 Bath | 1 Reception

Located within a few minutes walk of Dundee City Centre this lovely apartment will be ideal for a variety of buyers both as a first time home or as an investment. The property is in good order throughout with practical benefits including double glazing and gas central heating. Included in the sale are all fitted floor coverings along with the integral oven, hob and dishwasher in the kitchen area.

The accommodation comprises a bright, open plan lounge/dining/kitchen, three double bedrooms and the bathroom with shower over the bath.

Externally at the rear of the building lies a shared drying green. The property currently holds an HMO licence for 3 people. Ample street parking is available on Forebank Road.

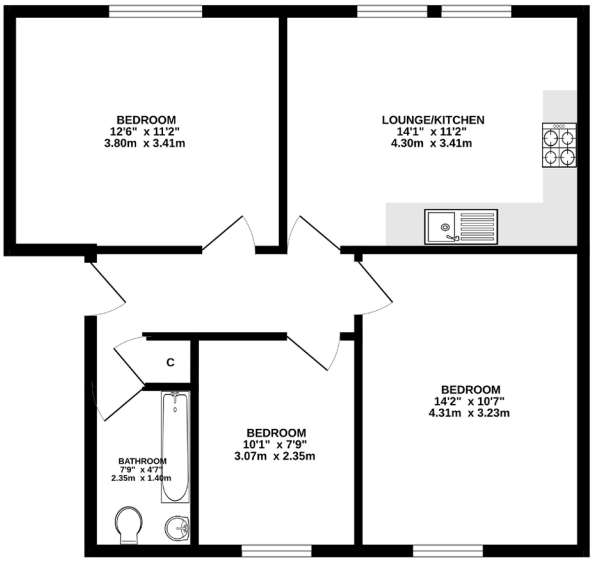
Features

- Hallway
- Open Plan Lounge/Dining/ Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden Space
- EPC C

Offers Over £115,000

10k under HR Valuation

1ST 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.