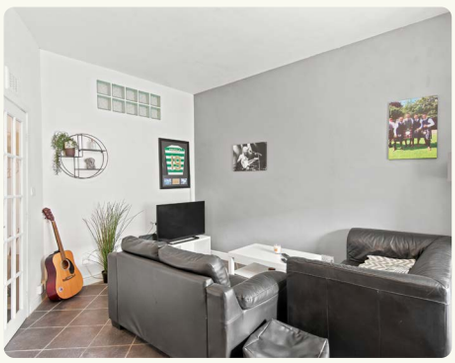


G/L 5 Pitfour Street,
Dundee DD2 2NT







*Well presented two bedroom ground floor apartment in a popular residential area*

2 Bed | 1 Bath | 1 Reception

This well-presented two-bedroom ground floor flat is conveniently situated on Pitfour Street, offering easy access to a wide range of local amenities, transport links and everyday conveniences.

The accommodation is accessed via a hallway and comprises a bright open-plan lounge, dining and kitchen area, creating an ideal space for both relaxing and entertaining. There are two bedrooms and a family bathroom fitted with a three-piece suite with shower over the bath. Further benefits include double glazing and gas central heating, with a new boiler installed in 2024, providing improved energy efficiency and peace of mind. Included in the sale will be all white goods while some items of furniture will be available under separate negotiation.

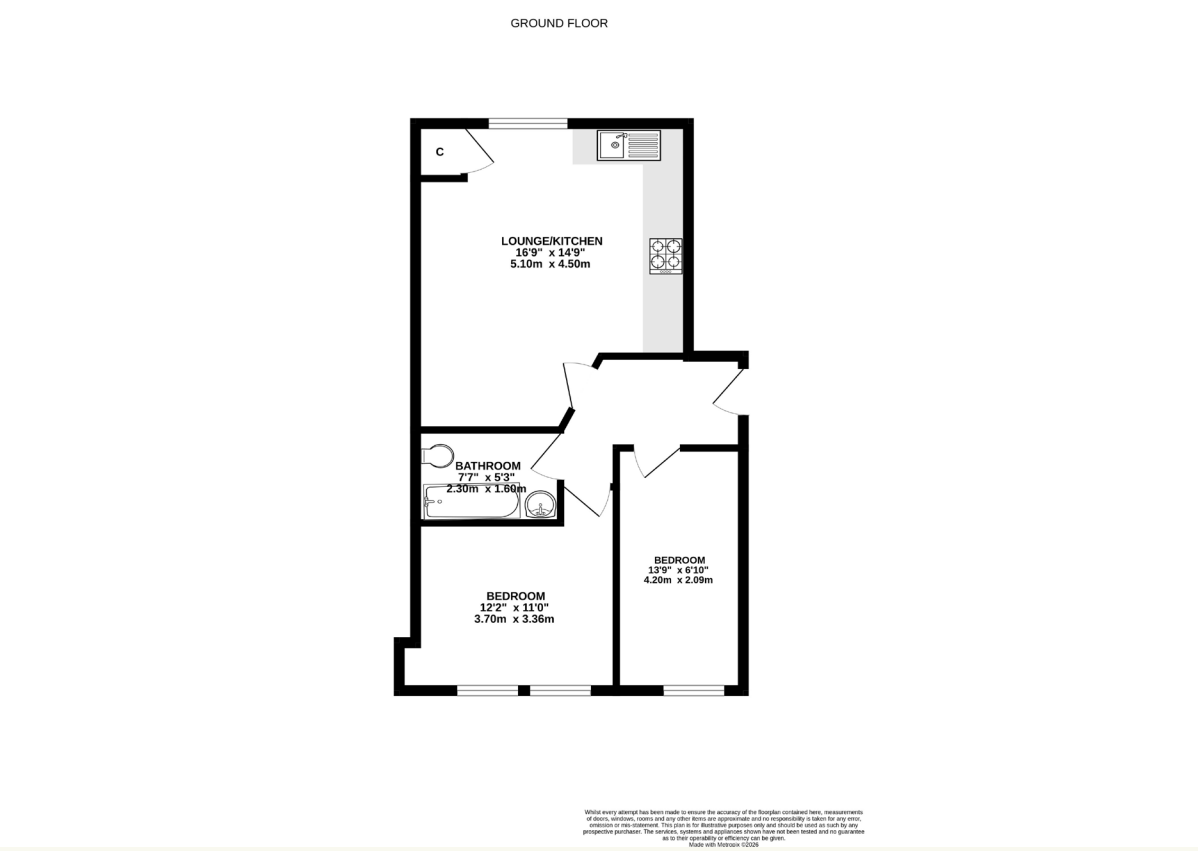
Externally, residents can enjoy access to a communal garden area.

This attractive property would make an excellent purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a buy-to-let opportunity in a popular and convenient location.

## Features

- Hallway
- Open plan lounge/dining/ kitchen
- Two bedrooms
- Family Bathroom
- Communal Garden
- Double glazing
- Gas central heating
- EPC Rating D

## Offers Over £82,000










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.