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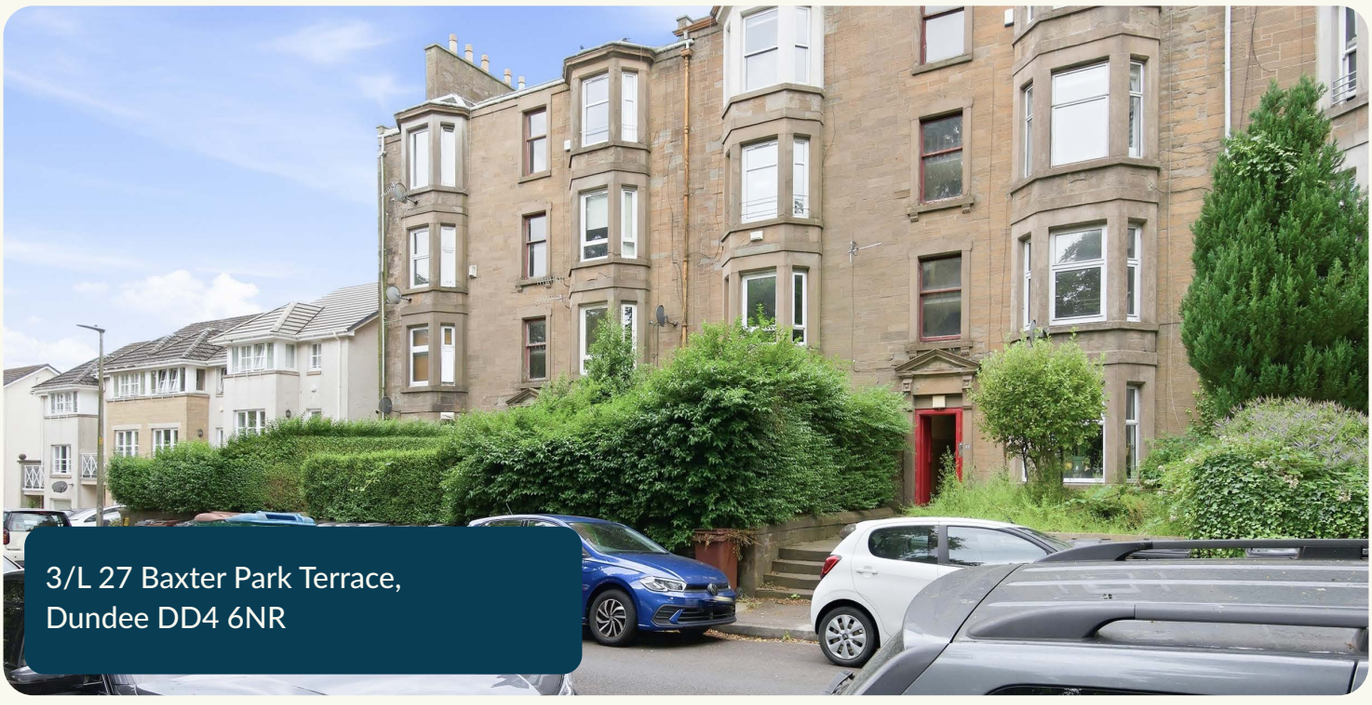


3/L 27 Baxter Park Terrace,
Dundee DD4 6NR







Well presented two bedroom flat with beautiful views over Baxter Park

2 Bed | 1 Bath | 1 Reception

Enjoying a prime position overlooking the beautiful Baxter Park, this well presented flat occupies the third and fourth (top) floors of a traditional tenement building. Offering stunning views across the park and also to the rear towards the River Tay, the property combines stylish modern interiors with generous, light-filled accommodation.

Accessed via a well-maintained communal stairwell, the accommodation begins with a welcoming entrance hall leading to a bright and spacious bay-windowed lounge. The bay window provides delightful views over Baxter Park and beyond. To the rear, the modern dining kitchen is fitted with a stylish range of high-gloss units, complementary worktops and splashbacks. The kitchen benefits from a range of integrated appliances and there is also ample space for family dining. The contemporary bathroom is fitted with a three-piece suite comprising a bath with overhead shower. A staircase from the kitchen leads to the upper floor where there are two good sized double bedrooms, both enjoying excellent natural light from roof windows and offering ample space for freestanding furniture. A useful walk-in storage cupboard completes the accommodation.

Further benefits include gas central heating and double glazing throughout.

Externally, residents have access to a shared communal garden.

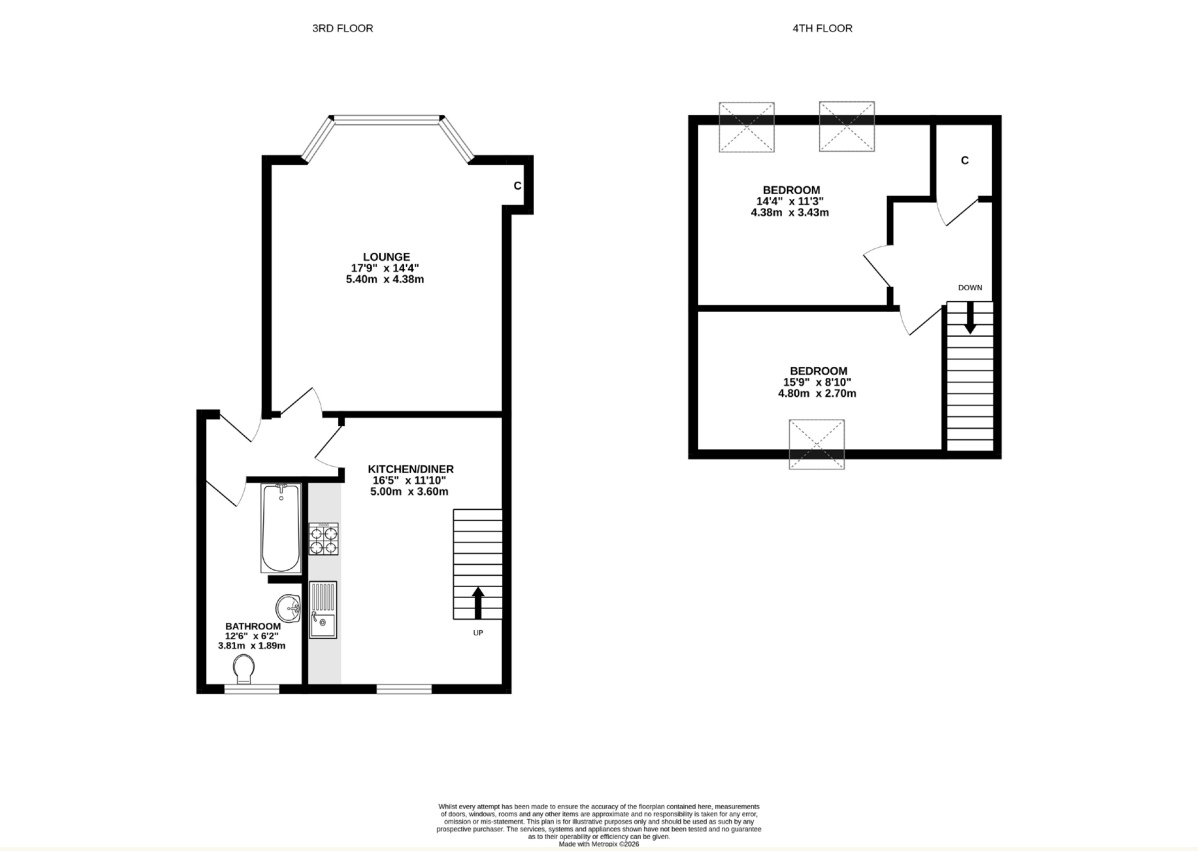
Ideally located close to local amenities, transport links and Dundee City Centre, this superb home will appeal to a variety of buyers including first-time purchasers, professionals and buy-to-let investors. Early viewing is highly recommended.

Features

- Hall
- Lounge with Bay window
- Dining Kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Communal Garden
- On street parking
- EPC Rating C

Fixed Price £135,000

Home Report Value £140,000









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.