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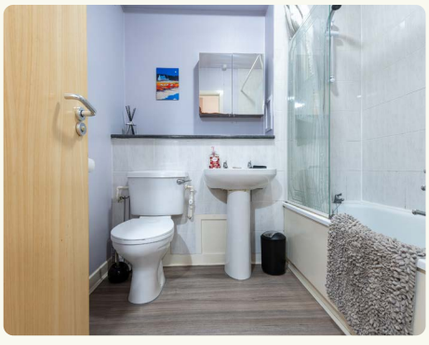
1 Wishart Archway,
Dundee DD1 2JA







Lovely two bedroom ground floor apartment in move in condition.

2 Bed | 1 Bath | 1 Reception

This well-presented two-bedroom ground floor apartment is offered to the market in true move-in condition and is sure to appeal to a wide range of buyers, including first-time purchasers, professionals, students and investors alike.

Accessed via a secure telephone entry system, the accommodation comprises a welcoming hallway with a useful storage cupboard, a bright and spacious lounge, and a fitted dining kitchen. There are two generous double bedrooms, both benefiting from fitted wardrobes, providing excellent storage space. The family bathroom is fitted with a three-piece suite and features a shower over the bath.

Further benefits include double glazing, electric heating and a designated parking space.

Situated within Dundee City Centre, Wishart Archway enjoys a highly convenient location with easy access to an abundance of amenities, including shops, restaurants, leisure facilities and excellent transport links. The property is also ideally placed for both the University of Dundee and Abertay University, making it an excellent choice for students, academics and buy-to-let investors.

Included in the sale are all floor coverings, window coverings, light fittings and white goods.

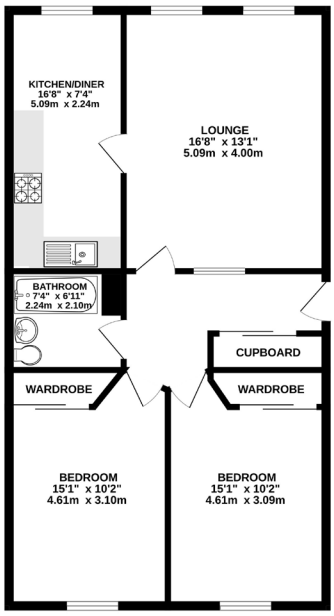
Offering spacious accommodation in a sought-after central location, this property is expected to attract significant interest and early viewing is highly recommended.

Features

- Hallway with store
- Bright and spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Double glazing
- Electric Heating
- Secure door entry system
- Designated Parking Space
- EPC Rating C

Offers Over £135,000

GROUND 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.