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38J Rosebank Street,
Dundee, DD3 6NA







Spacious Two-Bedroom Top Floor Flat with Private Parking

2 Bed | 1 Bath | 1 Reception

An excellent opportunity for first-time buyers or investors, this spacious two-bedroom top floor flat enjoys a convenient location within easy reach of Dundee city centre and a wide range of local amenities. Situated close to shops, leisure facilities and excellent public transport links, the property offers easy access to the city centre on foot, by car or by public transport.

The accommodation is well proportioned throughout and comprises a welcoming entrance hall with two exceptionally large storage cupboards, a bright south-facing lounge enjoying views across the city skyline towards the River Tay, and a generous kitchen/breakfast room with ample space for appliances as well as a dining table and chairs. There are two well-sized bedrooms and a bathroom fitted with a shower over the bath. Externally, residents benefit from a communal drying area and private courtyard parking. The property also features a newly installed secure entry system, double glazing and electric heating. Included within the sale are all fitted floor coverings and window blinds where fitted.

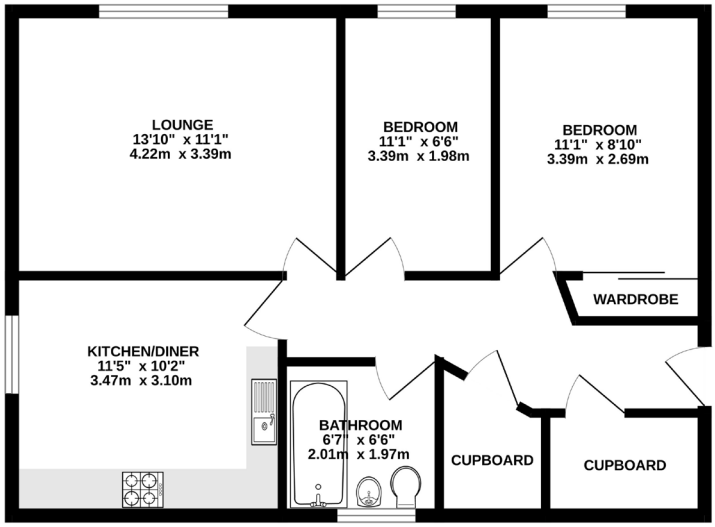
Offering spacious accommodation in a convenient location, this attractive home is expected to appeal to first-time buyers and buy-to-let investors alike. Early viewing is highly recommended to appreciate the size and potential of this lovely property.

Offers Over £90,000

Features

- Entrance hall
- Lounge
- Kitchen/breakfast room
- Two bedrooms
- Bathroom
- Electric heating
- Double glazing
- Security Entry System
- Parking
- EPC Rating 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.