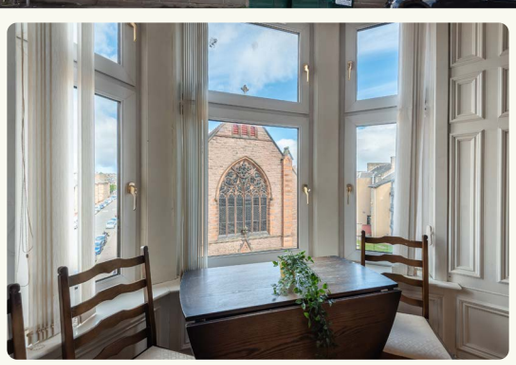
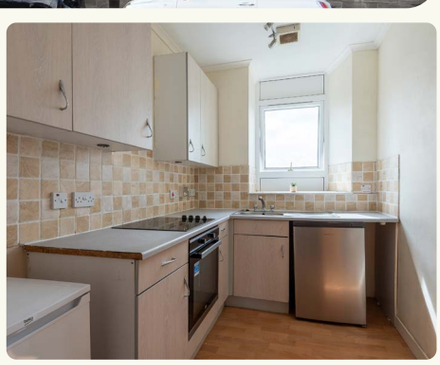


T/R, 10 Arthurstone Terrace
Dundee, DD4 6RS







Spacious top-floor flat, perfect for the first-time buyer or buy-to-let investor.

2 Bed 1 Bath 1 Reception

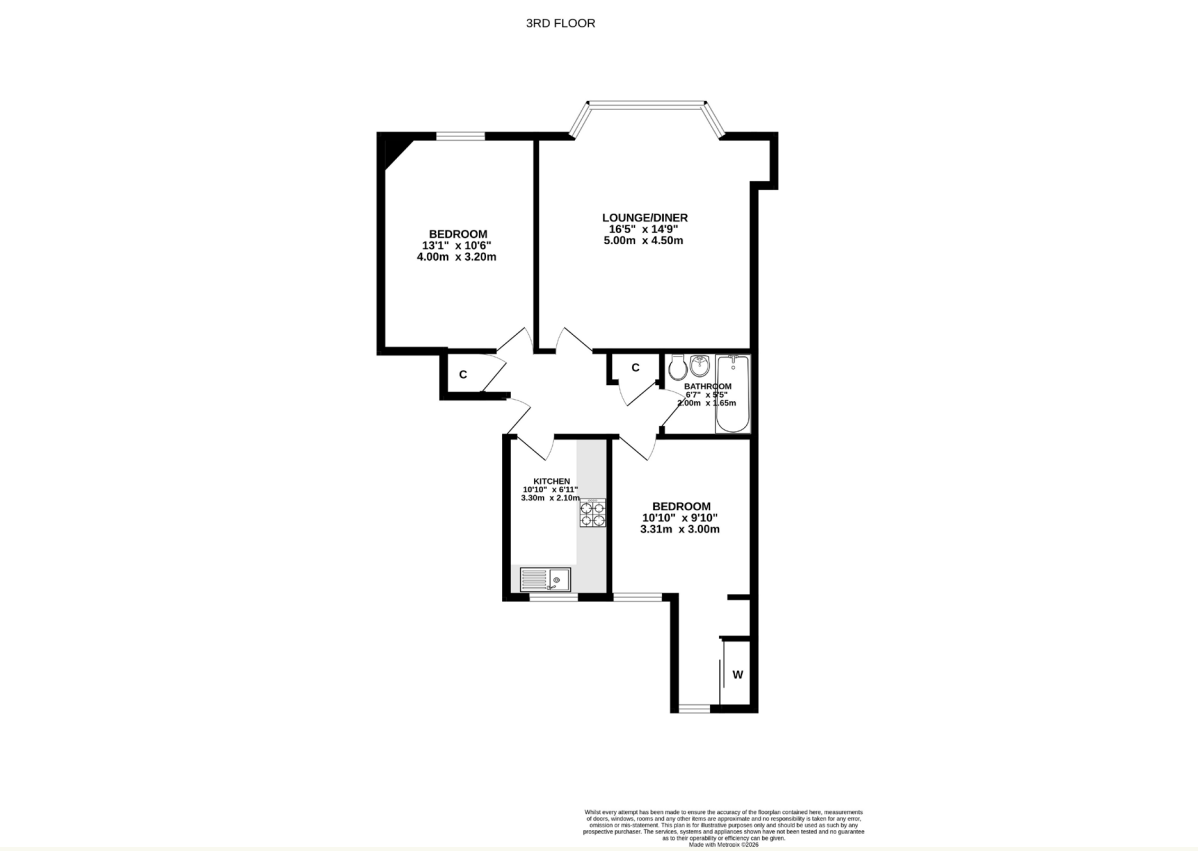
This spacious top-floor flat offers well-proportioned accommodation with traditional period features and is ideally suited to a first-time buyer or buy-to-let investor. Conveniently located close to a wide range of local amenities, including schools, shops, leisure facilities and excellent transport links, the property provides easy access to Dundee city centre on foot or by regular public transport.

Freshly decorated throughout, the accommodation comprises an entrance hall providing access to all rooms, together with a useful cupboard housing the washing machine. The bright and generously proportioned lounge features a bay window, original ceiling cornice and centre rose. The kitchen is fitted with a range of wall and base units, an integrated hob and oven, and provides space for a fridge-freezer. There are two double bedrooms, one of which benefits from a built-in wardrobe, together with a bathroom fitted with a white suite and an electric shower over the bath. Externally, there is a shared garden to the rear. Additional benefits include double glazing and electric central heating. Included in the sale are all fitted floor coverings, window blinds where fitted, and the integrated kitchen appliances as detailed.

This attractive property is expected to appeal to a variety of purchasers. Early viewing is highly recommended to fully appreciate the spacious accommodation, character features and excellent potential on offer.

- Entrance hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Electric central heating
- Double glazing
- Gardens
- EPC Rating F

Offers Over £90,000









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.