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31 Dunkeld Place
Dundee, DD2 2HW







A bright two bedroom first floor flat within walking distance of Ninewells Hospital

2 Bed | 1 Bath | 1 Reception

Located in a cul-de-sac in Dundee's sought-after West End, this attractive flat is just minutes from Ninewells Hospital. Recently redecorated throughout, it benefits from double glazing, secure entry and electric heating. Included in the sale are all fitted carpets and floor coverings, the integrated oven and hob, the freestanding washing machine and fridge freezer, and all furniture remaining in the property.

The accommodation includes a bright lounge with kitchen off, a bathroom with shower over the bath, and two double bedrooms, one with a fitted wardrobe. Two useful hallway storage cupboards provide additional space.

Outside, there is a shared drying green to the rear and bay parking to the front of the building.

This appealing apartment is ideal for a first-time buyer or as an investment opportunity.

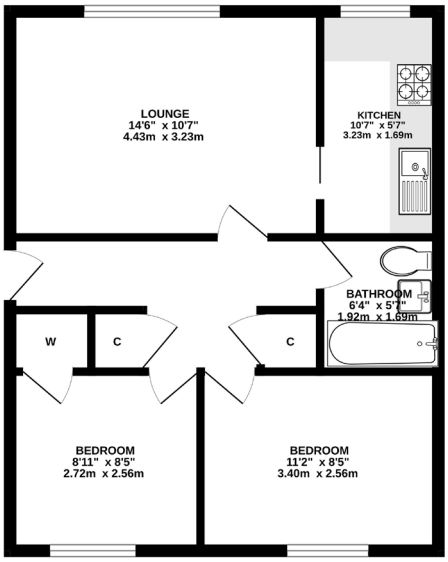
Features

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Bay Parking
- EPC Rating C

Fixed price £100,000

£10,000 below HR value

1ST FLOOR



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Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and 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.