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63B Constitution Road,
Dundee DD1 1LA







Deceptively spacious two bedroom ground floor flat in popular location

2 Bed | 1 Bath | 1 Reception

Situated on Constitution Road, this deceptively spacious two-bedroom ground floor flat enjoys a convenient location with easy access to a wide range of local amenities. Dundee City Centre, both universities, and excellent public transport links are all within close proximity.

The accommodation comprises a welcoming reception hallway with generous storage, a bright and spacious lounge/diner, and a recently fitted kitchen. There are two well-proportioned double bedrooms and a family bathroom fitted with a shower over the bath. Benefits include double glazing and gas central heating.

Externally, the property enjoys access to a communal rear garden.

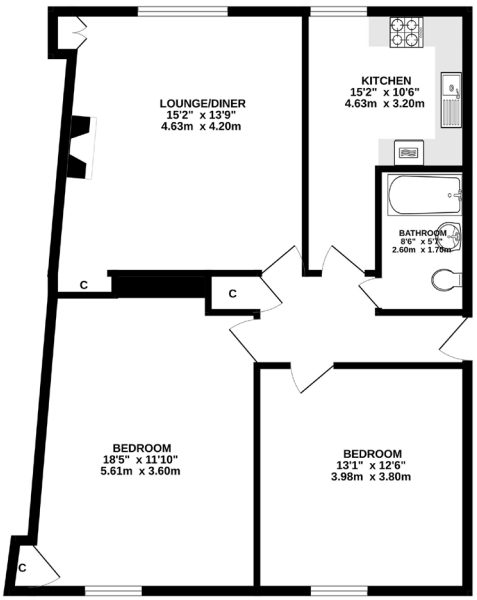
This property is expected to appeal to a variety of purchasers, including first-time buyers, professionals, and buy-to-let investors. Early viewing is highly recommended to fully appreciate the accommodation, location, and value on offer.

Offers Over £115,000

Features

- Hall with large store
- Bright and spacious lounge/ diner
- Recently Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas central heating
- Double glazing
- Communal Rear Garden
- EPC Rating D

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 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. 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.