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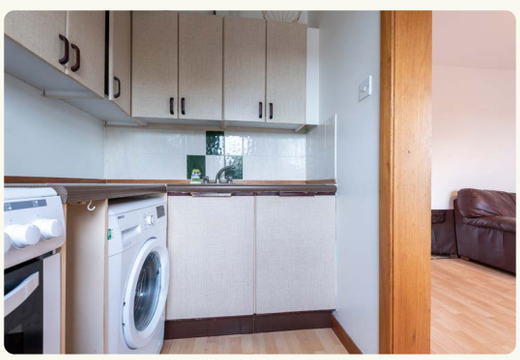




A bright one bedroom second floor flat within easy access of Ninewells Hospital

1 Bed | 1 Bath | 1 Reception

Set in a quiet cul-de-sac just a few minutes' walk from Ninewells Hospital, this bright, well-maintained second-floor flat would make an ideal home for a first-time buyer or investor.

The property is in move-in condition throughout and has been maintained to current landlord standards. Practical features include double glazing, modern electric heating and secure entry. The sale includes all fitted carpets, floor coverings and blinds, white goods comprising a fridge/freezer, cooker and washing machine, and all other furniture.

The accommodation comprises a bright lounge with views towards the Sidlaws, a kitchen accessed from the lounge, a double bedroom with fitted wardrobe, and a bathroom with a shower over the bath. Two hallway cupboards and attic space provide additional storage.

Outside, there is ample off-street parking to the front and a shared garden area to the rear.

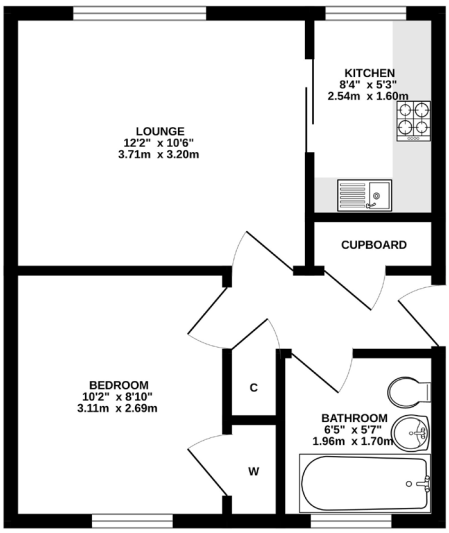
Viewing is highly recommended to appreciate both the property and its excellent location.

Features

- Hallway
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Off Street Parking
- EPC Rate: E

Offers Over £80,000

2ND 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.