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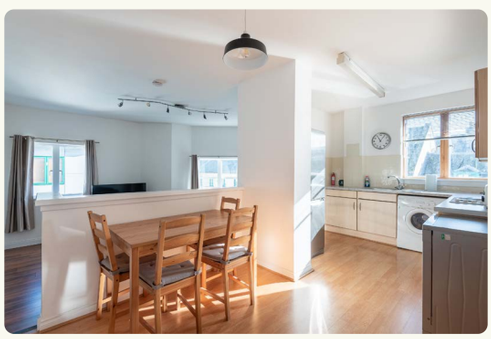
8 Exchange Court,
Dundee DD1 3DE







Well Presented Two Bedroom City Centre Apartment with Residents' Parking

2 Bed | 1 Bath | 1 Reception

This is an excellent opportunity to purchase a well-presented two bedroom third floor flat located within Dundee City Centre, offering an ideal purchase for a variety of buyers including first-time buyers, professionals and investors alike.

Presented to the market in move-in condition, the accommodation comprises a welcoming entrance hallway with three useful storage cupboards. The bright and spacious open plan lounge/kitchen/dining area occupies a corner position within the building and benefits from dual aspect windows, allowing an abundance of natural light throughout the day.

There are two double bedrooms, both featuring built-in wardrobes, together with a family bathroom fitted with a three-piece suite and shower over the bath.

Additional benefits include double glazing, electric heating, a secure entry phone system and access to an attic space, providing valuable additional storage. Included within the sale are all floor coverings, blinds, curtains and light fittings. The existing furniture may be available by separate negotiation.

Exchange Court is ideally situated for convenient access to a wide range of local amenities, including shops, restaurants, bars and leisure facilities. Both universities are within easy reach, making the property an excellent choice for a variety of purchasers. The area also benefits from excellent public transport links and road networks, providing straightforward access throughout Dundee and to the historic town of St Andrews, with its renowned university, championship golf courses and beautiful coastal surroundings. A particularly rare and desirable feature of the property is the availability of residents' parking. It should be noted that a factoring fee is payable of £90 per month which includes building insurance, weekly stair cleaning, property maintenance and resident parking permit.

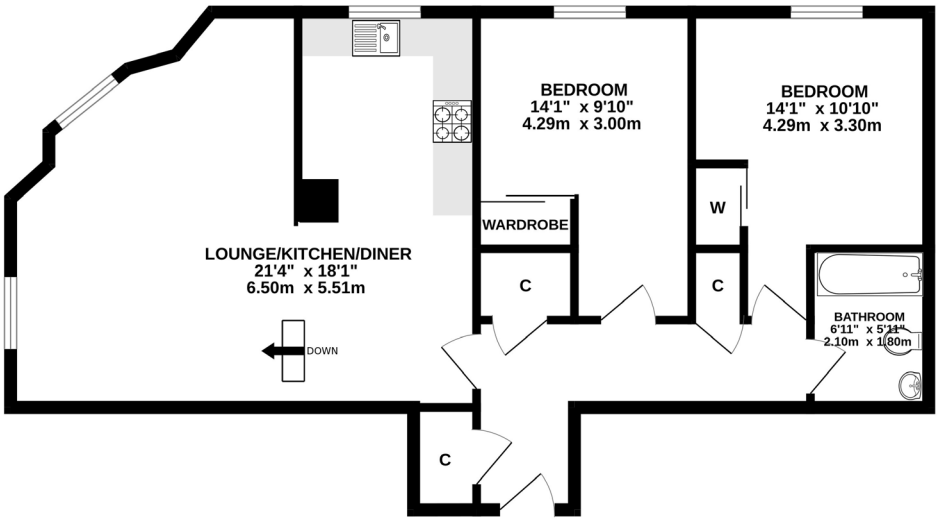
Early viewing is highly recommended to fully appreciate the accommodation, location and excellent value on offer.

Offers Over £160,000

Features

- Hall with storage off
- Open plan lounge/kitchen/ diner
- Two Double Bedrooms with built in wardrobes
- Family Bathroom
- Electric Heating
- Double glazing
- Secure door entry system
- Residents 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 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.