

19A Osborne Place
Dundee, DD2 1BE







An attractive two bedroom ground floor apartment in the heart of the West End

2 Bed | 1 Bath | 1 Reception

Tucked away in a quiet corner of the popular West End, this attractive ground-floor apartment will appeal to a broad range of buyers. Presented in move-in condition, it benefits from double glazing, electric heating and secure entry. The sale includes all fitted carpets, floorcoverings and blinds, together with the integrated oven, hob and dishwasher, plus the freestanding fridge freezer and washing machine.

The accommodation comprises a bright, south-facing lounge overlooking the iconic Magdalen Green; a dining kitchen with ample space for a table and chairs; two double bedrooms, both with fitted wardrobes; and a contemporary shower room.

Outside, the property benefits from well-maintained shared gardens and an allocated parking space.

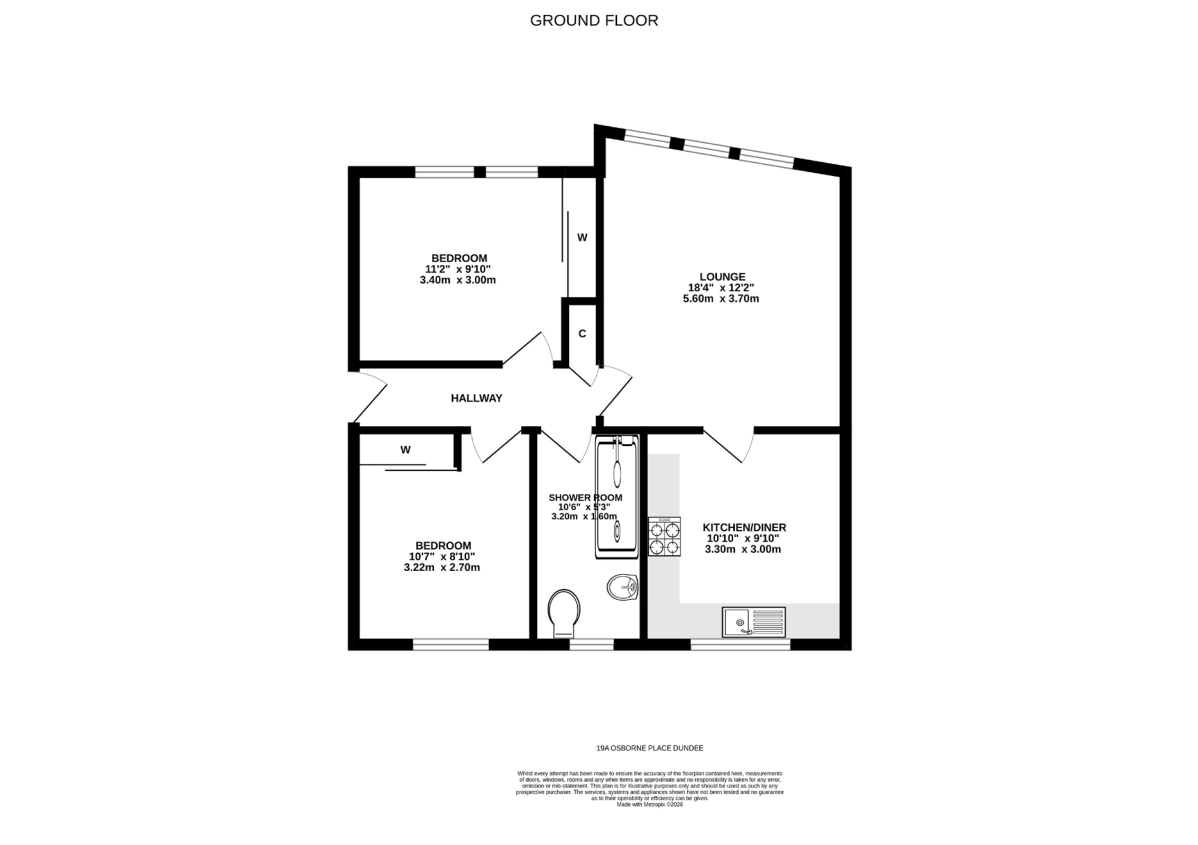
The property is factored by Alison Bruce Property Management, with fees of approximately £60 per quarter.

Viewing is highly recommended to fully appreciate this attractive property.

Offers Over £170,000

Features

- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Secure Entry
- Shared Gardens
- Allocated Parking Space
- EPC Rate: D









Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

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.