

G/L, 4 Smith Street,
Dundee, DD3 8AZ







One-bedroom ground floor flat perfect for the 1st time buyer or investor

1 Bed | 1 Bath | 1 Reception

This spacious ground-floor flat offers generously proportioned accommodation and presents an excellent opportunity for first-time buyers, investors, or those seeking a well-located home within easy reach of Dundee city centre. Situated to the north of the city centre, the property enjoys a highly convenient location with excellent public transport links and easy access to a wide range of shopping, leisure, and recreational facilities.

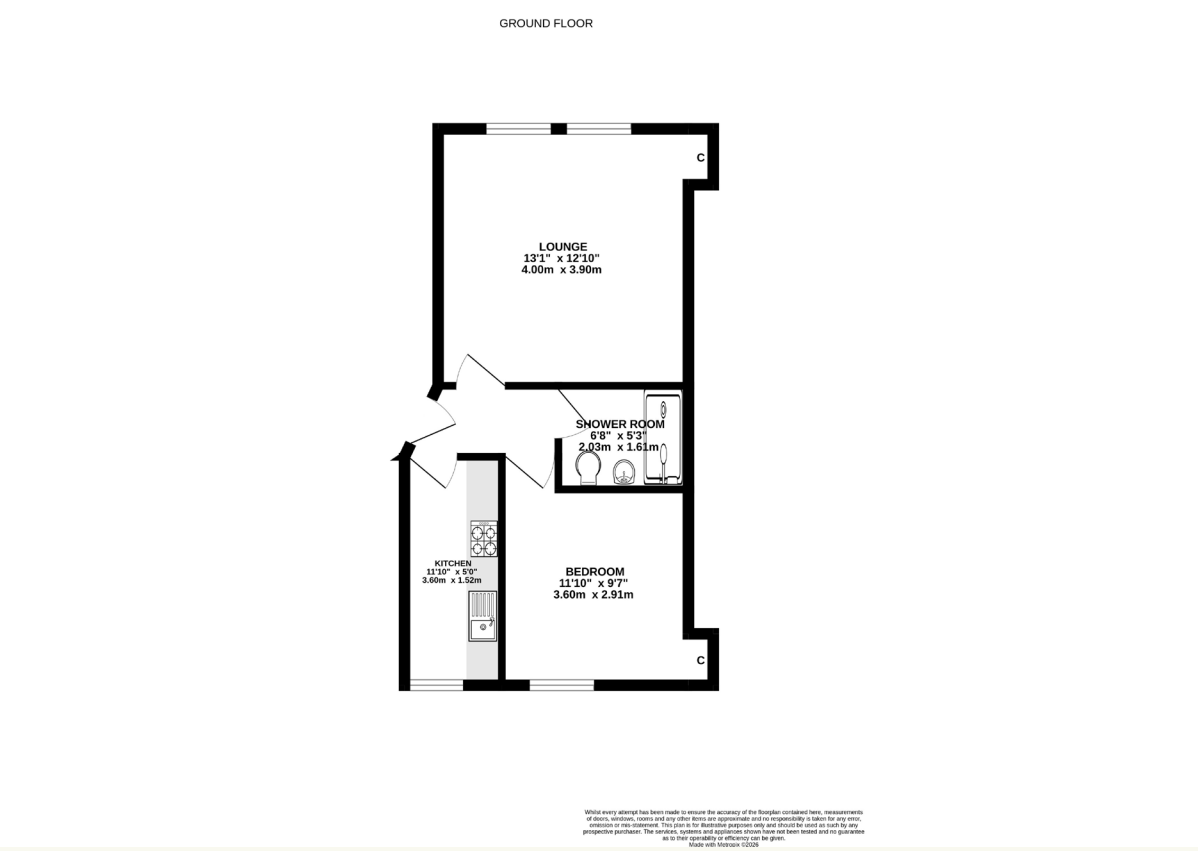
The accommodation comprises an entrance hallway providing access to all rooms, a bright and comfortable lounge featuring original ceiling cornice, centre rose, and attractive shelved recess. The fitted kitchen is equipped with a range of wall and base units and benefits from integrated appliances including a hob, oven, microwave, and extractor hood, together with space for a washing machine. The generously sized double bedroom provides ample space for bedroom furnishings, while the modern shower room is fitted with a white suite and enhanced by a thermostatic shower system. Externally, the property benefits from a well-maintained shared rear garden, providing an attractive outdoor space for residents to enjoy. Further features include gas central heating, double glazing, fitted floor coverings, and integrated kitchen appliances, all of which are included within the sale.

Offering a fantastic opportunity to acquire a property in a sought-after and convenient location, early viewing is highly recommended to fully appreciate the accommodation and value on offer.

Features

- Entrance hall
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Shared garden
- EPC Rating C

Offers Over £75,000









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.