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2F Arklay Terrace,
Dundee, DD3 7PJ







Well maintained and presented two-bedroom upper flat perfect for the 1st time buyer or investor.

2 Bed | 1 Bath | 1 Reception

This spacious upper flat is presented in move-in condition and offers an excellent opportunity for first-time buyers, professionals and investors alike. Situated within a popular residential area north of Dundee city centre, the property benefits from easy access to local schools, shopping facilities, leisure amenities, and excellent public transport links throughout the city.

The well-proportioned accommodation comprises a welcoming entrance hallway, a bright and spacious lounge featuring south-facing windows that enjoy attractive natural light and a glimpse of the River Tay, and a modern fitted kitchen complete with integrated hob, oven, extractor hood, fridge, and freezer, together with space for a washing machine. There are two generous double bedrooms, both benefiting from built-in wardrobes, while the contemporary bathroom is fitted with a stylish white suite and an instant shower. Externally, residents can enjoy a well-maintained shared rear garden, providing an attractive outdoor space. Further benefits include gas central heating, double glazing, fitted floor coverings throughout, and the inclusion of the integrated kitchen appliances.

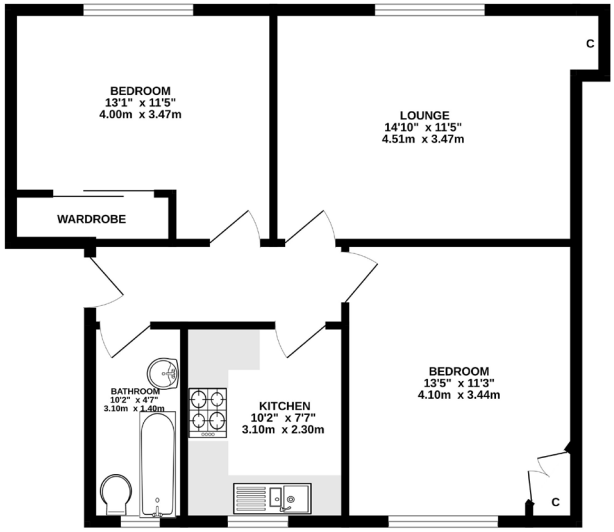
Combining generous accommodation, attractive views, and a highly convenient location, this lovely property is sure to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared garden
- EPC Rating C

Offers Over £90,000

2ND FLOOR



2F ARKLAY TERRACE DUNDEE

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.