

47 (3/2) LYON STREET
DUNDEE, DD4 6RA

CURRAN & CO
PROPERTY



47 (3/2) LYON STREET
DUNDEE, DD4 6RA

OFFERS OVER £64,995



'Enjoying stunning panoramic views over the River Tay, 47 (3/2) Lyon Street is a charming 2 bedroom top floor flat situated a short walk from Dundee's bustling city centre and trendy Quayside'

- Entrance Hall
- Living Room / Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Panoramic Views
- Walking Distance to City Centre
- Ideal Investment or First Time Buy



Description

Enjoying stunning panoramic views over the River Tay, 47 (3/2) Lyon Street is a charming 2 bedroom top floor flat forming part of a traditional tenement building. Situated a short walk from Dundee's bustling city centre and trendy Quayside, this property is an ideal option for investors and first time buyers alike.

Entered through a well-kept communal stair, the accommodation comprises: entrance hall; south-facing, open plan living room/kitchen with beautiful views; kitchen with both base and wall-mounted units, integrated oven, electric hob, extractor hood, fridge and freestanding washing machine; two carpeted bedrooms to the rear of the property, both with storage cupboard and a tiled bathroom with three-piece white suite and electric shower over bath. The property features double glazing and electric heating.

Externally there is a shared rear garden and unrestricted street parking to the front of the building.

The property is to be sold as seen and will include all carpets and floor coverings, lights and light fittings and all kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to Council Tax Band A.

Location

Located on the Firth of Tay estuary, Dundee is Scotland's fourth largest city and was recently voted one of the top twelve places to live in Britain. Rich in culture, Dundee boasts a range of museums, art centres and theatres. The city's

regenerated waterfront includes renowned V & A Dundee, Scotland's first design museum, two nautical museums and a range of bars and restaurants. Largely pedestrianised, the city centre shopping facilities are extensive and include high street retail outlets, shopping centres and supermarkets. Education is well represented at all levels with the city housing both Dundee and Abertay universities. Road and rail networks connect Dundee to the rest of Scotland with Dundee airport providing regular flights to London.

Viewing

Viewing for this property is limited to specific dates. Please contact our office on 0131 259 9177 or email info@curranandcoproperty.co.uk for more information.





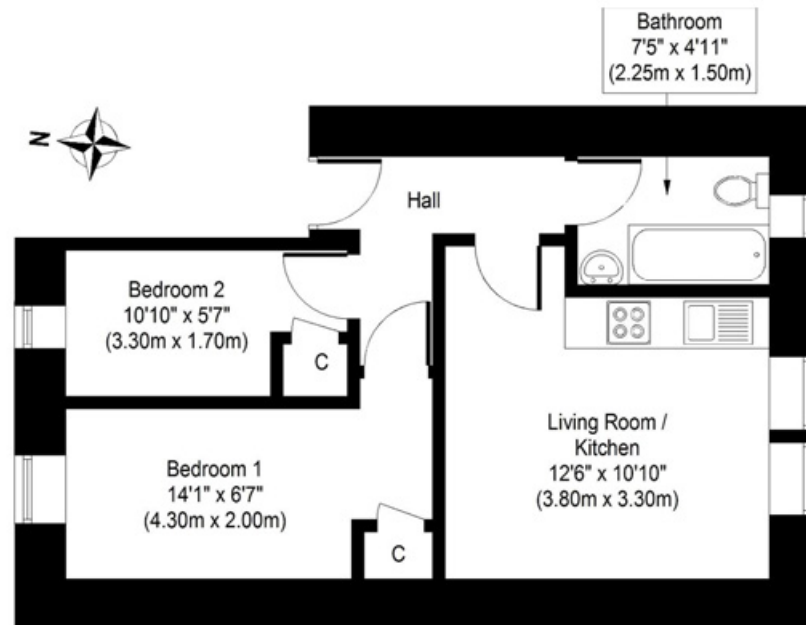
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Top Floor
Approximate Floor Area
431 Sq. ft.
(40.0 Sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.