

CALDERS

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- **Rooftop River Views**
- **Spacious Second Floor Flat**
- **Two Double Bedrooms**
- **Lounge**
- **Kitchen**
- **Shower-Room**
- **Mutual Garden**
- **Garden Shed**



Flat 6, 59 Lyon Street, Dundee, DD4 6QP
Offers Over £92,000

We are delighted to bring to the market this well presented spacious two-bedroom second floor flat in excellent condition. The stone and slate tenement is very well maintained and is situated in the popular Victoria Road residential area of the city. The flat benefits from double glazing, central heating and has been fully recarpeted and redecorated in preparation for sale.

The flat is located at the west end of Lyon Street with an easy walking distance of the city centre and Abertay University with excellent public transport connections to the whole of the city. The flat retains many period features and has roof top views towards the River Tay and the Fife hills beyond.

The accommodation comprises of hallway, lounge, two double bedrooms, modern kitchen and bathroom.



Hallway – 4m x 1m (13ft 1" x 3ft 3") Approx

The hallway offers access to all accommodation within the flat and there is a high-level electric cupboard containing electric meter and consumer unit.

Lounge – 4.18m x 3.82m (13ft 8" x 12ft 6") Approx

Large south facing lounge with corner bay window offering roof top views towards the River Tay. The lounge has original cornicing, high skirtings and dark stained original timber doors and panelling which gives this room a lovely period feel. There is a living flame gas fire in a period timber mantel with tiled insert. Please note the fire has not been used for a number of years and so no warranty would be given on this appliance.



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Kitchen – 3.4m x 1.53m (11ft 1" x 5ft) Approx

Modern galley kitchen with ample wall and base units in light oak colour with dark wood effect worktops. There is a stainless-steel sink with mixer tap, stainless steel gas hob and electric oven. The undercounter fridge and washing machine are to be included in the sale.

Bedroom 1 – 4.12m x 3.10m

(13ft 6" x 10ft 2") Approx

Located to the front of the property this good-sized south facing double bedroom has rooftop views towards the River Tay and Fife beyond.



Bedroom 2 – 3.40m x 4.82m

(11ft 1" x 15ft 9") Approx

A second good sized west facing double bedroom with full height deep press cupboard which houses the Wooster Bosch combi gas boiler with storage space above. There is a selection of bespoke fitted cupboards and shelving unit. There was also a former doorway into the kitchen which could easily be reinstated if required.



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Bathroom – 2.52m x 0.95m (8ft 3" x 3ft 1") Approx

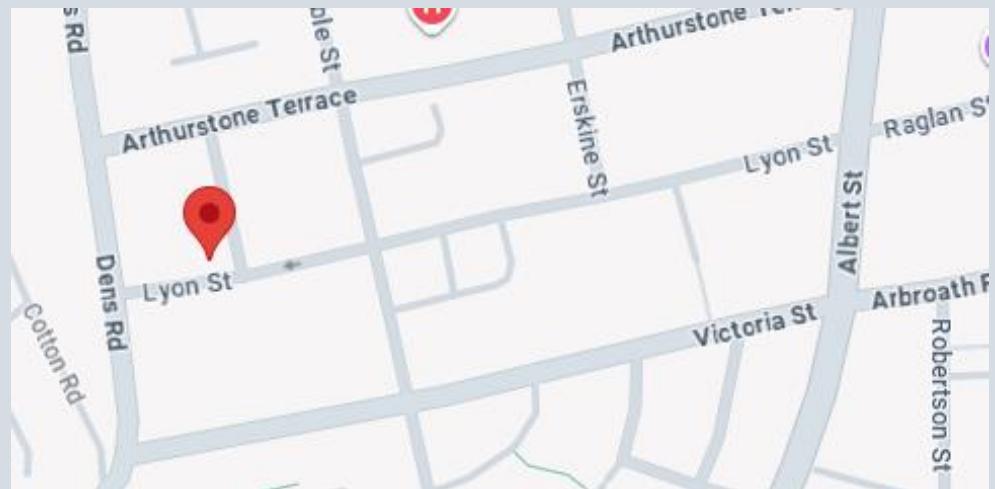
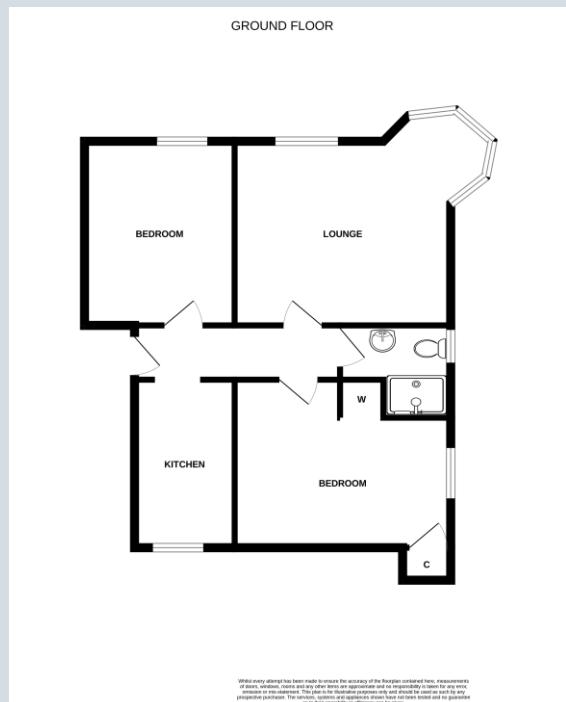
Modern fully wet walled compact bathroom with white WC and wash hand basin. Shower recess fitted with a Trevi thermostatic shower.

The communal areas are well presented and there is an active residents association who arrange monthly cleaning of the close and help for organising mutual repairs when required.

Externally, there is a mutual area of garden ground to the side of the property which is maintained by the owners. There is an external storage shed for this property.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com

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