



**HARMONY HOMES**  
ESTATE AGENCY



Flat 4, 43 Lyon Street, Dundee, DD4 6RA

Offers over £50,000



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# Flat 4, 43 Lyon Street

Dundee, DD4 6RA

Nestled on the charming Lyon Street in Dundee, this delightful first-floor flat presents an excellent opportunity for buy-to-let investors, property developers, or first-time buyers seeking a foothold in the vibrant city. Spanning a comfortable 452 square feet, this one-bedroom property is both practical and inviting, making it an ideal choice for those looking to embrace urban living.

Built in 1900, the flat retains a sense of character while offering modern conveniences. The well-proportioned reception room provides a welcoming space for relaxation or entertaining guests, while the bedroom offers a peaceful retreat. The bathroom is functional and well-maintained, catering to all your daily needs.

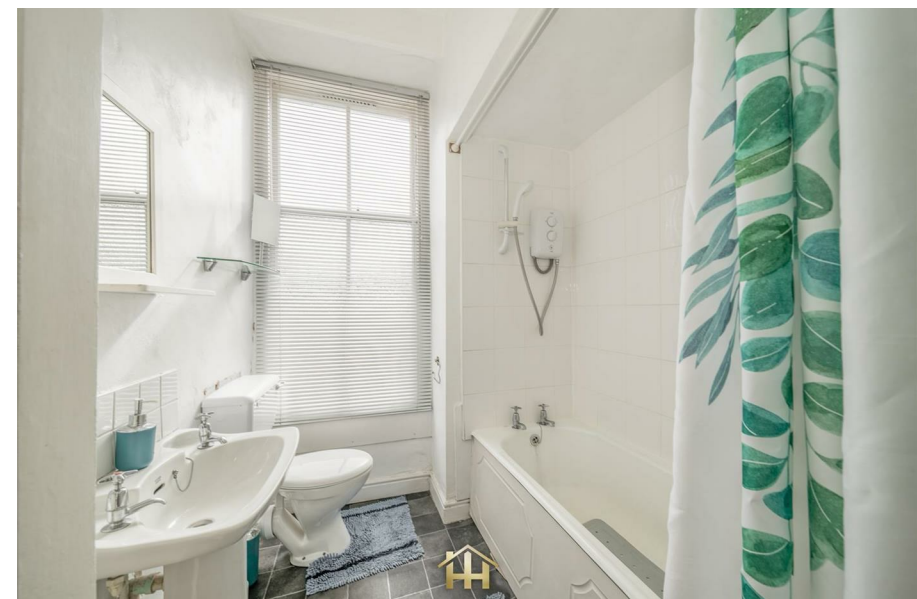
One of the standout features of this property is its prime location. Situated within walking distance of Dundee City Centre, residents will enjoy easy access to a plethora of local amenities, including shops, a doctor's surgery, and excellent transport links. This accessibility enhances the appeal of the flat, making it a convenient base for both work and leisure.

Included in the sale are essential white goods, ensuring a smooth transition for the new owner. Whether you are looking to invest in a rental property or seeking your first home, this flat on Lyon Street is a fantastic opportunity not to be missed. Embrace the chance to own a piece of Dundee's rich heritage while enjoying the benefits of modern city living.



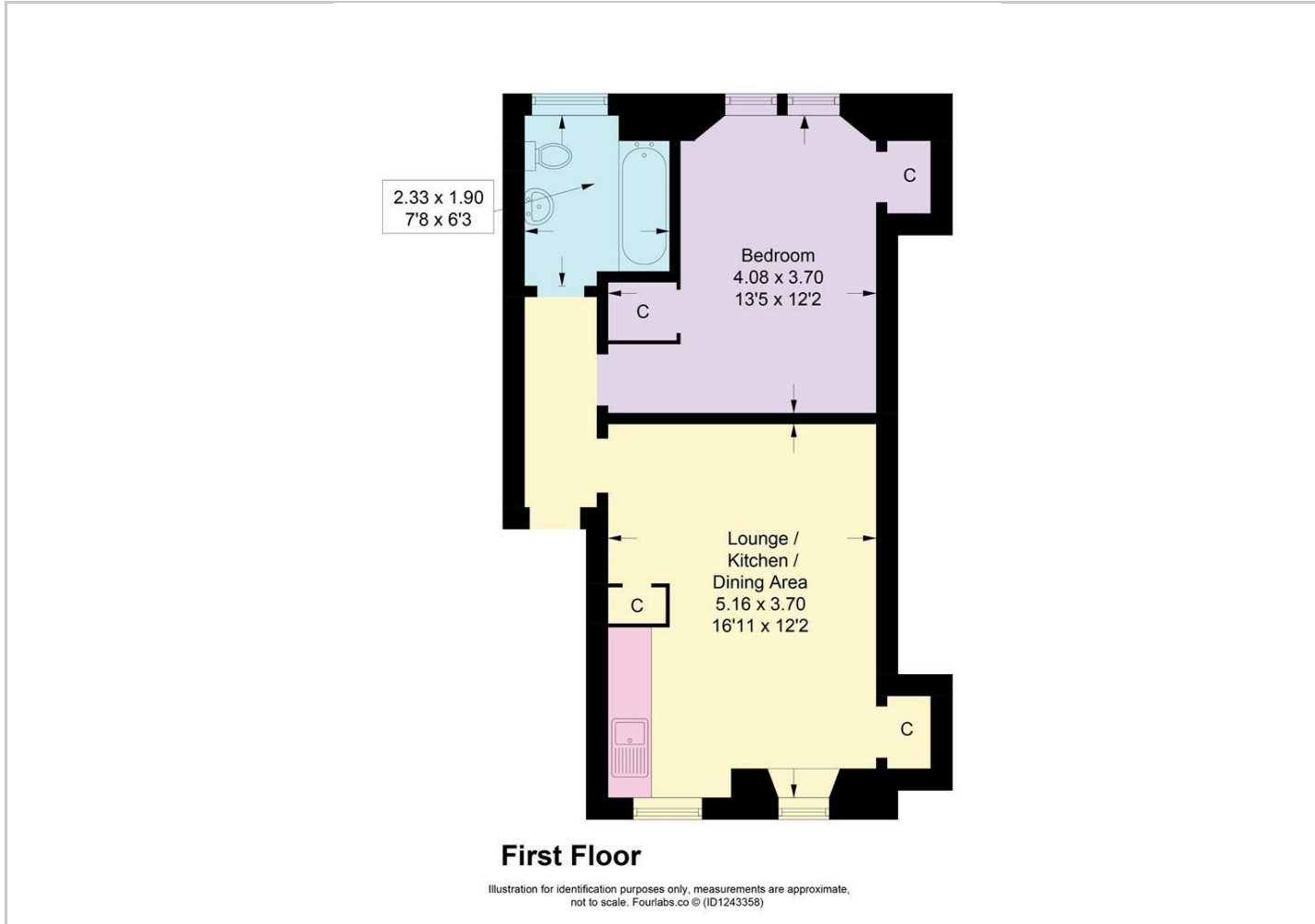


Directions

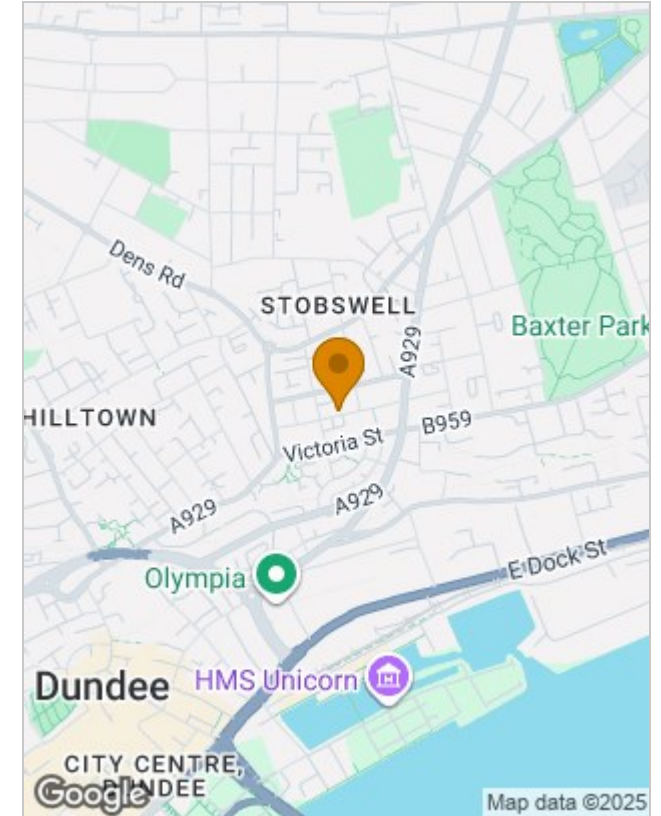




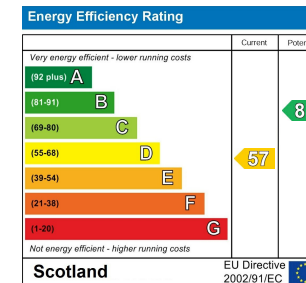
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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