



**lindsays**

**23 Dunmore Gardens**  
Dundee, DD2 1PP

*"A deceptively spacious four bedroom detached villa situated in generous garden grounds"*

- Vestibule & Hallway
- Lounge
- Open Plan Kitchen/Dining Room
- 4 Double Bedrooms
- Family Bathroom
- Cloakroom/WC
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Generous Gardens

EPC Rating E

**FIXED PRICE £305,000**



## Description

Tucked away in the corner of Dunmore Gardens lies number 23 an attractive and deceptively spacious detached villa which has been upgraded by the current owners and offers spacious and versatile accommodation over two levels. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated ovens, hob, dishwasher and washing machine in the kitchen.

The accommodation on the ground floor comprises a bright generous lounge flooded with natural light through the picture window, modern open plan kitchen and dining room, double bedroom currently used as a playroom and a cloakroom/WC. On the upper floor the delightful master bedroom boasts excellent fitted wardrobes and eaves storage. There are two further double bedrooms with one benefitting from lovely views and the other also having eaves storage. The contemporary family bathroom with shower over the bath completes the accommodation.

Externally at the front of the villa lies a driveway with parking for two vehicles and leads to a single garage. The gardens wrap around the villa with the rear garden being ideal for a family, very secluded and has a lovely summerhouse with mains power.

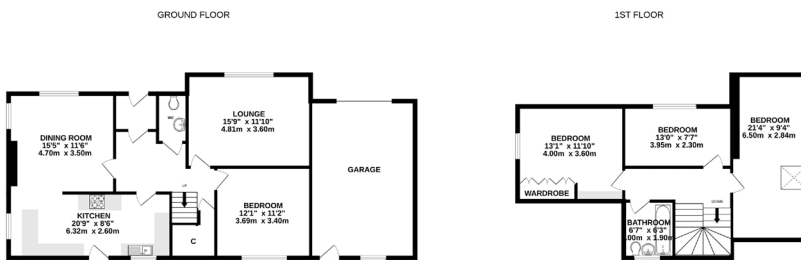
This fabulous home in the heart of the leafy west end can only be fully appreciated by viewing which is highly recommended.

## Area

Dunmore Gardens is located in the desirable west end of Dundee and is just a few minutes walk from the popular Botanical Gardens and Invercarse Hotel. Ninewells Hospital is also within walking distance along with the vibrant Perth Road. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050



While 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. Made with Mapbox ©2023

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.