



**lindsays**

Hillside, 57 Forfar Road  
Dundee DD4 7BE



*"Spacious detached family home  
situated in a popular residential  
area"*







## Description

This is an extremely rare opportunity to purchase this B listed detached family home situated in a popular residential area. Forfar Road is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The accommodation offers versatile accommodation spread over two levels and comprises: vestibule, hallway, Spacious Upper lounge with double bay window, sitting room/ bedroom 4, dining room, kitchen, breakfast room/sun room. There are three good sized double bedrooms, family bathroom with separate shower cubicle and WC. Benefits include gas central heating and many beautiful original features including stain glass window in the hall.

Externally there is off street parking for multiple vehicles and a timber double garage with room for a workshop at the rear. The gardens to the front and rear are fully enclosed and laid mainly with lawn and a selection of mature plantings. The side garden is positioned behind the garage and is a combination of patio areas and stone chippings. The summer house will be included in the sale.

Early viewing is highly recommended to full appreciate the size, location and potential of the home on offer.

## Area

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 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

- Vestibule & Hallway
- Upper Lounge
- Sitting Room/ Bedroom 4
- Dining Room
- Kitchen
- Breakfast room/Sun room
- 3 Double Bedrooms
- Family Bathroom
- WC
- Gardens
- Double Garage
- Driveway

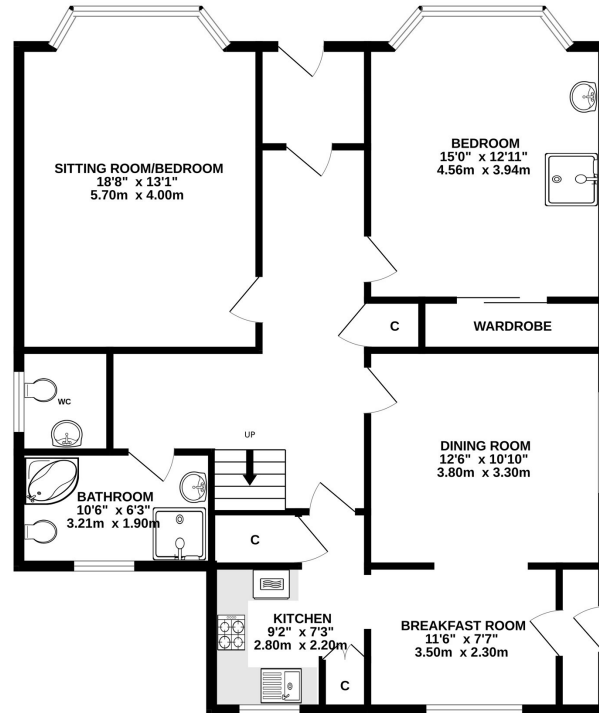
EPC Rating D

**OFFERS OVER £325,000**

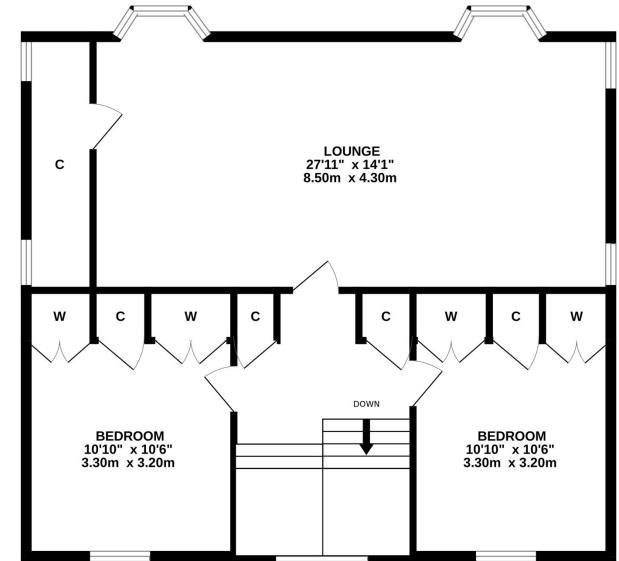




GROUND FLOOR



1ST FLOOR



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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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.