



**lindsays**

8 Kingsway West,  
Dundee, DD3 8QF

*"A spacious semi-detached villa ideal for the growing family"*

- Vestibule & Hallway
- Lounge
- Dining Room
- Conservatory
- Kitchen
- 3 Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £175,000**





## Description

This semi-detached villa offers spacious and versatile accommodation over two levels ideal for the growing family. The property does require a degree of upgrading; however this is an excellent opportunity to acquire a property in a well regarded area close to Fairmuir Park, schools, supermarkets, retail park and with easy access to excellent commuting routes both north and south.

On the ground floor there is a vestibule with double storm doors, bright reception hall, lounge with bay window, dining room with bay window, conservatory with doors to the garden, kitchen and wet room. The upper floor hosts the three bedrooms and family bathroom.

The front garden is laid with chipped stone for ease of maintenance, whilst the south facing rear garden is planted with mature shrubs and trees with a paved area ideal for summer family entertaining. A driveway provides off-street parking and leads to the single garage. Benefits include double glazing and gas central heating.

This home will appeal to a variety of buyers and will be popular, so early viewing is highly recommended.

## 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.

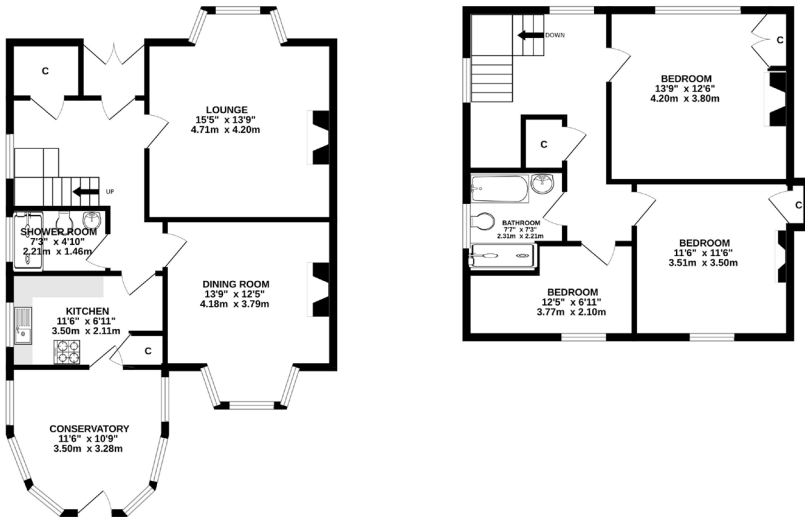
## Viewing

By appointment through RSB Lindsays on 01383 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



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.