



**lindsays**

26 St.Martin Drive,  
Dundee DD3 0RP

*"Detached three bedroom villa in a much sought after location"*

- Hallway
- Lounge/Diner
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Gardens

EPC Rating C

**OFFERS OVER £240,000**





## Description

Lindsays are delighted to offer to the market this lovely three bedroom detached villa in a much sought after location. St. Martin Drive is ideally situated for ease of access to a large number of amenities including shops, schools and a regular commuter bus route.

The accommodation comprises: hallway, bright and spacious lounge/diner, fitted kitchen with integrated dishwasher and fridge with patio doors leading to the rear garden. There is also a utility room and WC.

Upstairs the master bedroom has built in wardrobes and ensuite shower room. There are two further bedrooms both with built in wardrobes and family bathroom. Benefits include double glazing, gas central heating and attic space. Included in the sale will be all floor and window coverings, light fittings and floor coverings. The washing machine and dishwasher will also be included (no guarantees given)

Externally there is a small garden to the front and a monoblock drive with room for two vehicles leading to the integral garage. The rear garden is fully enclosed and is laid mainly in lawn with a patio area.

This property will appeal to a number of buyers and 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.

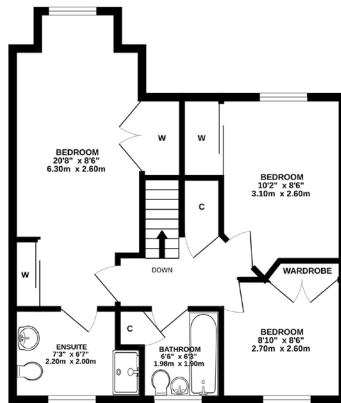
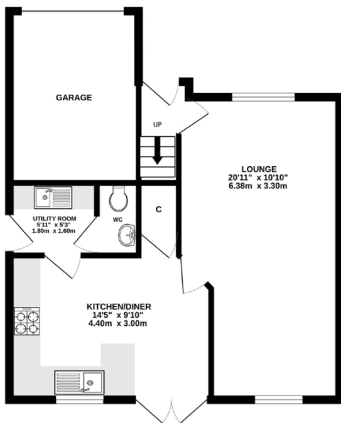
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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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.