



lindsays

11 Crescent Lane,
Dundee DD4 6DP

"Deceptively spacious four bedroom villa in a highly popular location"

- Hallway
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Gas Heating
- Small Garden

EPC Rating C

OFFERS OVER £100,000



Description

This is an excellent opportunity to purchase this deceptively spacious four bedroom townhouse in a highly popular location. Crescent Lane is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. It is also a short distance from Dundee City Centre.

The versatile accommodation comprises on the ground floor: hallway, dining kitchen and double bedroom. The first floor has a bright and spacious lounge, double bedroom and shower room. The second floor has two further double bedrooms and family bathroom. Benefits include double glazing and gas central heating.

Externally there is a small courtyard style garden to the front.

It should be noted that the property is in need of some modernisation and upgrading and this has been reflected in the asking price.

Area

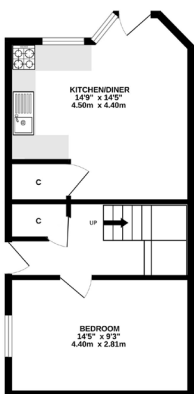
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

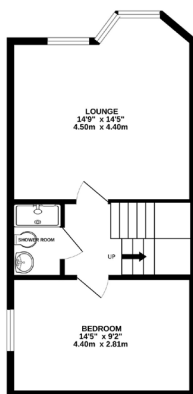
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



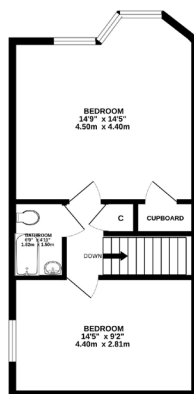
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown here are not been tested and no guarantee as to their quality or efficiency can be given. Made with Metropia C0204

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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.