



lindsays

52 William Fitzgerald Way,
Dundee DD4 9FB

"Spacious detached villa ideal for the growing family."

- Entrance Vestibule
- Reception Hall
- Lounge
- Dining Room
- Kitchen; Utility Room
- Four Bedrooms (1 x E/S)
- Study/Bedroom Five with E/S
- Bathroom
- DG; GCH; Sec Alarm
- Double Garage; Gardens

EPC Rating C

OFFERS OVER £270,000



Description

Lindsays are delighted to offer to the market this detached villa which benefits from double glazing, gas central heating, security alarm and off-street parking. The accommodation over two levels comprises of the entrance vestibule, reception hall, lounge with french doors to the garden, dining room, kitchen, utility room and study/home office, which could also be used as a bedroom if required as it has its' own en-suite shower room. On the upper level are four double bedrooms, all with fitted wardrobes and the master having an en-suite shower room. Completing the accommodation is the fully tiled family bathroom. Outside the enclosed private rear garden is laid to lawn and borders, ideal for family entertaining. The front is laid to lawn for easy maintenance with driveway providing off-street parking and leading to the double garage which has electric doors, power and light. There is also an electric car charging point.

Included in the sale are all floor coverings, integrated hob, oven, microwave, extractor hood and dishwasher, large garden shed and summerhouse and central vacuum system.

This property will appeal to the growing family looking for more space and we recommend early viewing to appreciate the space 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.

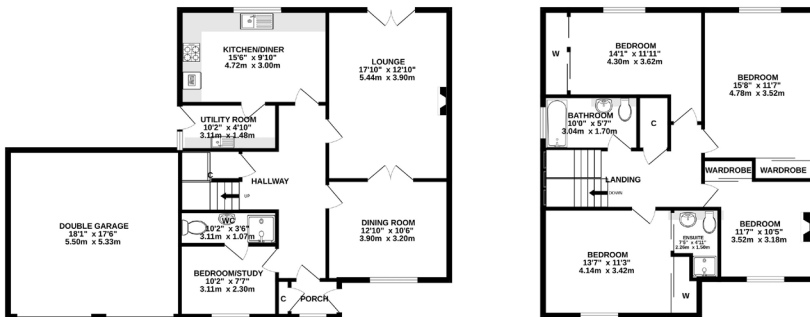
Viewing

By appointment through Lindsays on 01383 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are advised 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.