



lindsays

4 Kelso Street
Dundee, DD2 1SJ



Description

Lindsays are delighted to offer to the market this extended detached villa which is located in a quiet street in the desirable West End of Dundee, in close proximity to Balgay Park, and just a few minutes from Ninewells Hospital with good schooling both primary and secondary close by.

The villa has been tastefully extended by the current owners and offers spacious family accommodation over two levels with the extension making the most of the fabulous views. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, combination microwave, dishwasher and fridge freezer.

Entering the home on the ground floor you will find the superb open plan living/dining/kitchen which is the hub of the home featuring a cosy wood burning stove, bay window in the kitchen space and the fabulous extension with sliding patio doors to the garden with the windows enjoying the open aspect across the garden and parklands. There is a large utility room which was formerly the kitchen and a practical cloakroom/WC. There is Amtico flooring throughout the ground floor of the property.

Moving to the upper floor the extended master bedroom boasts dual aspect windows flooding the room with natural light and making the most of the fabulous views. There are two walk in wardrobes and a stylish en suite shower room with underfloor heating. Three further double bedrooms and the family bathroom with shower over the bath and underfloor heating, complete the accommodation. The attic has been fully floored and benefits from power, light and a ladder access.

Externally at the front of the villa lies a driveway leading to the garage and a small garden. The main garden lies at the rear and being west facing benefits from sun throughout the day and enjoys the amazing sunsets. It is laid mainly in lawn and stones with a pretty patio. There is access to the playing fields at the bottom of the garden.

This rarely available type of home in the prestigious West End of Dundee can only be fully appreciated by viewing.

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Large Utility Room
- Cloakroom/WC
- Master Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Security Alarm
- Garage & Driveway
- Gardens

EPC Rating D

OFFERS OVER £475,000



*"An extended detached villa
boasting wonderful views out to
the River Tay and beyond"*





Area

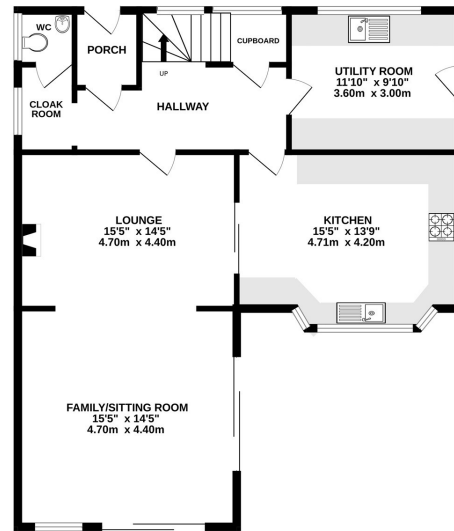
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

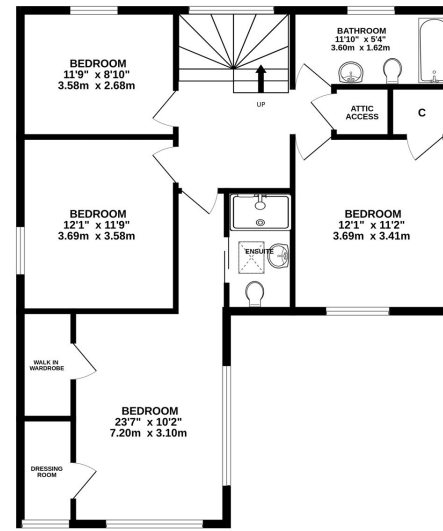
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



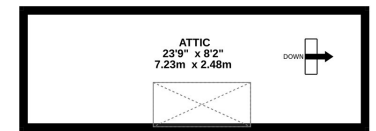
GROUND FLOOR



1ST FLOOR



ATTIC



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.