



lindsays

22 Dudhope Gardens
Dundee DD3 6TX

"Spacious four bedroom semi-detached townhouse in a popular residential area"

- Hallway
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Family Bathroom
- Ensuite & WC
- Utility Room
- Double Glazing
- Gas Central Heating
- Garage & Drive
- Garden

EPC Rating C

OFFERS OVER £270,000



Description

Lindsays are delighted to offer to the market this spacious four bedroom semi detached townhouse. Dudhope Gardens is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. Dundee City Centre and both Universities are within a short travelling distance.

The property is spread over three floors and comprises: hallway, bright and spacious lounge with Juliet balcony and dining kitchen with integrated appliances. The master bedroom has built in wardrobes and an ensuite shower room. There are three further bedrooms all with built in wardrobes, family bathroom, utility room and WC. Benefits include double glazing and gas central heating.

Externally the drive leads to the integral garage which has power and light. The rear garden is fully enclosed and set over two levels. It is laid mainly in lawn with 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

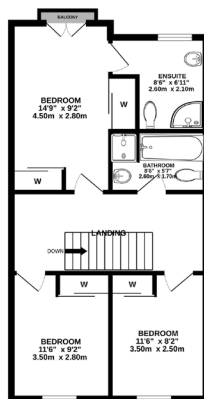
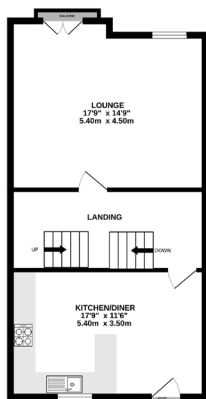
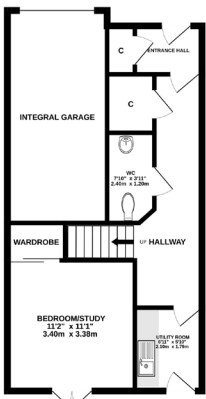
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CC024

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Prospective purchasers are required 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.