



lindsays

39 Dornie Place
Dundee, DD2 4UD

"An extended semi-detached villa in a quiet cul-de-sac in popular Gowrie Park"

- Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating C

OFFERS OVER £175,000



Description

Located at the end of a quiet cul-de-sac just minutes from Ninewells Hospital this attractive semi-detached villa will be an ideal home for a variety of buyers including as a first home. This lovely home is in move in condition with practical benefits including double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the fridge freezer, washing machine and bedroom furniture.

The property has been extended in the past and on the ground floor this now comprises a comfortable lounge, dining kitchen with ample room for a table and chairs and a shower room. On the upper floor formerly three bedrooms now two larger rooms and the family bathroom with shower over the bath.

Externally at the front of the property lies a stone driveway providing off street parking and an easily maintained garden. The main garden lies at the rear and is laid with lawn and a large patio.

This lovely home and location can only be fully appreciated by viewing which 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.

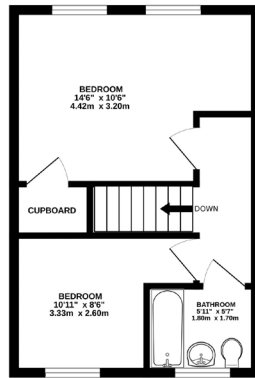
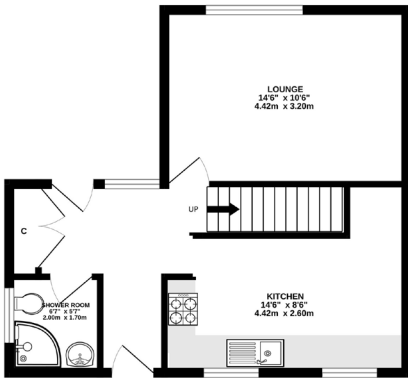
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.