



lindsays

5 Roxburgh Terrace
Dundee, DD2 1NZ

*"Substantial three bedroom apartment
in popular West End of Dundee"*

- Entrance Hallway
- WC
- Lounge
- Kitchen
- Utility/Study
- Dining/Bedroom
- 2 Bedrooms
- Bathroom
- Cellar
- Gardens

EPC Rating D

OFFERS OVER £240,000



Description

Lindsays are delighted to bring to market this substantial three bedroom ground floor apartment in the popular West End of Dundee. Ideally located for ease of access to local amenities such as shops, pubs, cafes, schools, and public transport. 5 Roxburgh Terrace forms part of a two story divided villa and has bags of potential with many beautiful original features. Benefits from double glazing, gas central heating and lots of storage along with floored attic.

The accommodation all on one floor comprises: Entrance hallway with seating area, hallway with fantastic storage and WC. Large dining room that could be used as a third bedroom, bright and spacious lounge with lovely bay window allowing lots of natural light. Two large double bedrooms, family bathroom with shower over bath and additional storage. Fitted kitchen leading to pantry and the useful cellar. Finishing off the inside is the small study/utility room with access to the rear garden.

Externally parking is available on the street outside the property. The garden is a mix of lawn and mature plants and bushes along with a garden storeroom.

This type of property does not come along often and viewing is recommended to appreciate its full potential.

Area

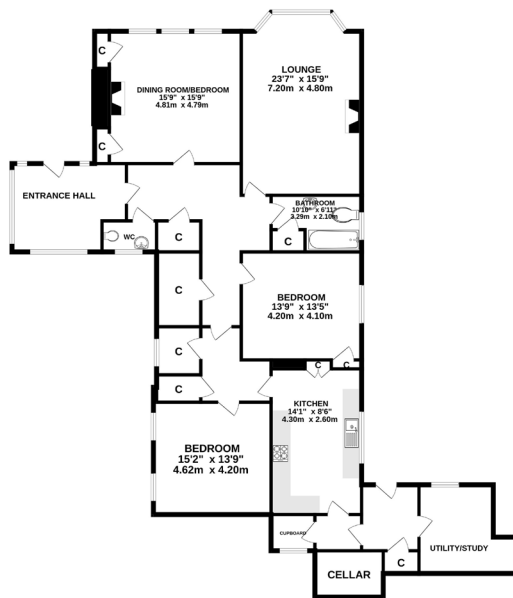
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchasers. The services, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.