



**lindsays**

**48 Greenlee Drive**  
Dundee, DD2 2RJ

*"A spacious two bedroom terraced villa in a popular location"*

- Hallway
- Lounge
- Dining Kitchen
- Utility Space
- 2 Double Bedrooms
- Family Bathroom
- Shower Room
- Cloakroom/WC
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £115,000**



## Description

An excellent opportunity to purchase this spacious two bedroom terraced villa which is located in a popular residential area of Dundee in close proximity to Ninewells Hospital. The property requires a degree of updating and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge freezer and freestanding washing machine in the kitchen. The accommodation on the ground floor comprises a generous lounge, kitchen with ample room for a table and chairs, utility space leading from kitchen and useful cloakroom/WC. On the upper floor there are two good sized double bedrooms, the family bathroom with shower over the bath and a separate shower room.

Externally at the front of the villa lies a small paved garden, with the main garden lying at the rear which is laid mainly with artificial grass and a paved patio. The garden shed is also included in the sale. Bay parking is available close by.

This is an ideal home for a variety of buyers including as a first home.

## Area

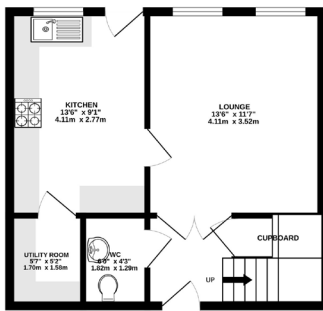
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

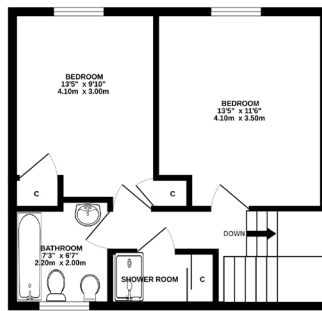
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of 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.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.