



lindsays

1A Greenstone Place,
Dundee, DD2 4XB

"An detached villa with potential for further extension in popular Gowrie Park"

- Hallway
- Lounge
- Dining Room
- Conservatory
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Gardens

EPC Rating D

OFFERS OVER £200,000



Description

Located just minutes from Ninewells Hospital this attractive detached villa will be an ideal home for a variety of buyers. This property has been a much-loved home for the past 50 years and is now looking for a new family to enjoy everything it has to offer and more. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the fitted bedroom furniture. The property is also smoke alarm compliant and the garage is alarmed.

The property has been extended in the past and on the ground floor this now comprises a comfortable lounge, dining room, kitchen, conservatory, two bedrooms and bathroom. The property was built with extension into the attic in mind, with windows already in situ and space for a further two bedrooms and perhaps even a shower room (subject to planning consents being sought). One room ash already been created, however requires finishing off. Occupying a generous corner plot the property enjoys surrounding private gardens with boundary hedge, lawn, borders, a large, detached garage with power and light and driveway providing off-street parking. There is also hard standing for a caravan if required.

This lovely home and location can only be fully appreciated by viewing which is highly recommended. (Interested parties should note that the front garage door is not in working order and requires to be replaced).

Area

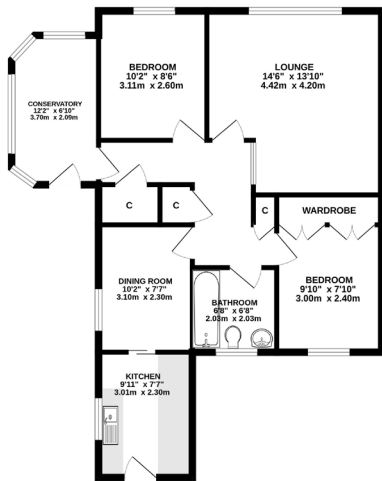
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

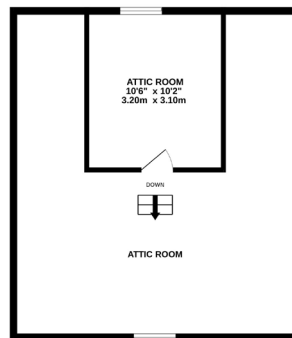
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



ATTIC



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.