



lindsays

54 Seymour Street
Dundee, DD2 1HA

"An attractive bungalow in move in condition in the popular West End"

- Vestibule & Hallway
- Lounge
- Family Room/Dining Room
- Breakfasting Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Substantial Gardens
- Garage & Driveway

EPC Rating D

OFFERS OVER £300,000



Description

Lindsays are delighted to offer to the market this recently refurbished detached bungalow which is located on a secluded and elevated site in the vibrant West End of Dundee and offers beautiful river views.

This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge freezer and washing machine in the kitchen. Other items of furniture may be included by separate negotiation.

The accommodation on the ground floor comprises a delightful, bright family room/dining room with views and feature fireplace, lounge with south facing bay window making the most of the river views, modern kitchen with breakfast bar, two double bedrooms and the contemporary family bathroom with shower over the bath. On the upper floor lies a large attic double bedroom boasting panoramic views over the river and beyond and benefitting from excellent storage.

Externally the property is accessed from Seymour Street and up a private driveway providing off street parking to multiple vehicles and leading to a single garage. The property is surrounded by well maintained gardens laid with pretty rose bushes and mature plants and shrubs. The main garden lies at the rear of the property where you will find a raised decking area to enjoy the outlook along with lawn and fruit trees.

Detached bungalows are rarely available and we strongly recommend early viewing to fully appreciate the accommodation and situation of the property.

Area

Seymour Street is located in close proximity to Blackness Road and Perth Road and within a few minutes of Ninewells Hospital and Dundee City Centre. 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.

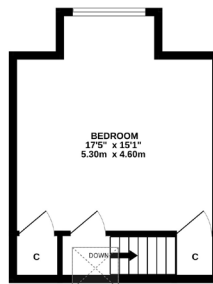
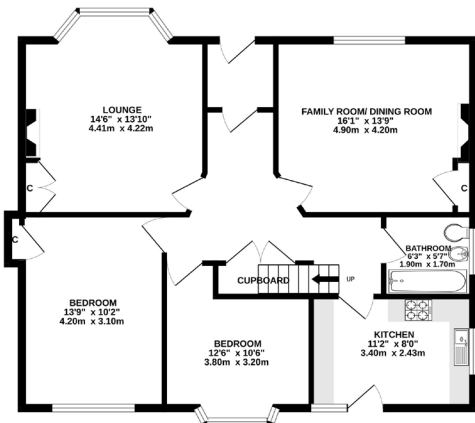
Viewing

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



GROUND FLOOR

1ST FLOOR



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