



**lindsays**

**14 Court Street**  
Dundee DD3 7QZ

*"Spacious 3-bedroom terraced villa in a popular residential area ideal for the 1st time buyer"*

- Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Shower Room
- WC
- Double Glazing
- Gas Central Heating
- Garden

EPC Rating D

**OFFERS OVER £140,000**



## Description

Lindsays are pleased to offer to the market this spacious three-bedroom terraced villa in a popular residential area. Court Street is ideally situated for access to a number of local amenities including shops and schools as well as being close to a local commuter bus route.

The accommodation comprises: hallway with wc/cloakroom and two built-in storage cupboards, bright and spacious lounge, fitted kitchen with integrated extractor hood and space for all appliances and a dining table and chairs. A door opens out to the rear garden. Upstairs there are three good sized double bedrooms, one of which has built in wardrobes, and a shower room with easy access shower. Benefits include double glazing, gas central heating and ample storage throughout. There is also a partially floored attic which has a ramsay ladder.

Outside the rear garden is fully enclosed and laid with lawn and chipped stone for ease of maintenance. The timber shed will be included in the sale. In addition there is a fully enclosed communal courtyard accessed from the rear garden.

The size and location of the property will appeal to a wide range of buyers and we do recommend early viewing.

## 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.

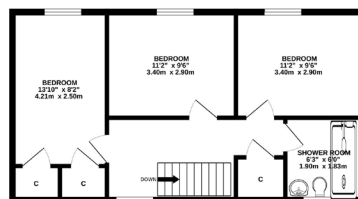
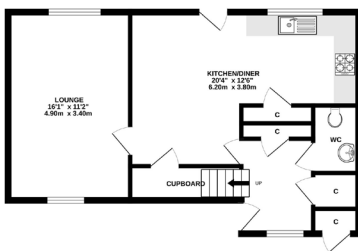
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto: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 errors, omissions or mis-statements. 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 capability 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.