



lindsays

8 Adelaide Terrace
Dundee, DD3 6HW

"A handsome semi-detached period villa boasting wonderful views"

- Vestibule & Hallway
- Lounge
- Dining Room
- Dining Kitchen
- Utility Room
- Home Office
- Cloakroom/WC
- 4 Bedrooms
- Family Bathroom
- Gas Central Heating
- Garage
- Gardens

EPC Rating D

OFFERS OVER £300,000



Description

An excellent opportunity to purchase this impressive period style semi-detached villa which is situated on an elevated position in a quiet cul-de-sac in the Law Conservation Area of Dundee and boasts wonderful views over the City to the River Tay and beyond.

This family home offers both spacious and versatile accommodation over two levels and many lovely period features including ornate coving, original wood flooring and an open fireplace. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, dishwasher and fridge freezer in the kitchen. Practical benefits include gas central heating and a security alarm.

Entering the accommodation on the ground floor you will be immediately impressed with the beautiful lounge with bay windows looking out over the city. Next to this room lies the formal dining room which also has the same stunning views. The generous dining kitchen lies at the rear of the property and from this room lies a large utility which was the original kitchen and a useful home office. A useful Cloakroom/WC lies off the vestibule. Moving up the staircase to the upper floor the generous master bedroom is flooded with natural light through the south facing windows again enjoying the fabulous views. There are two further double bedrooms, a single room and the family bathroom which has both a shower and a bath.

Externally at the front of the property lies a tiered garden and at the rear there is also a small garden with paved patio. The garage lies at the rear and has an electric door and is accessed from Adelaide Place.

This is a fabulous opportunity to purchase a substantial period property in a great location and must be viewed to fully appreciate the accommodation on offer.

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.

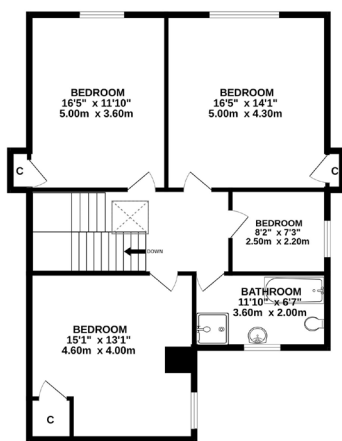
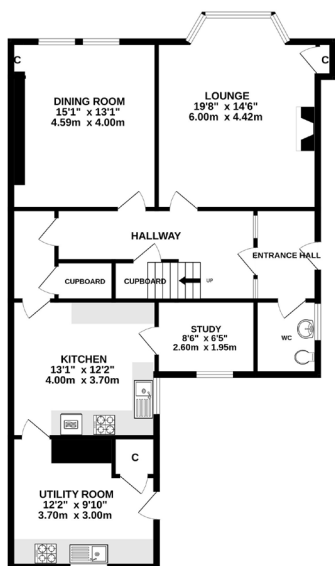
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 fixtures, fittings 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.