



**lindsays**

1 Hawick Drive,  
Dundee, DD4 0JY

*"Well maintained detached villa situated to the east of the City, perfect for family buyers".*

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

EPC Rating D

**OFFERS OVER £195,000**





## Description

An excellent opportunity for the family buyer to purchase this detached villa situated in a well-regarded area on the northeastern edge of Dundee City. It offers good-sized accommodation over two levels with the benefit of gardens to the front and rear and a garage.

The property has been well maintained and offers versatile accommodation comprising; hallway with large cupboard below the stairs, lounge with window to the front, dining room with French doors opening out to the garden, kitchen with integrated hob, oven, microwave and extractor hood, three bedrooms, two of which have built-in wardrobes, and the bathroom which is fully tiled with instant shower. Occupying a corner plot, the side and rear gardens are fully enclosed, perfect for keeping children safe with lawn, borders, timber deck and hot tub. The front garden has faux lawn and borders and a driveway providing off-street parking leading to the garage. Benefits include double glazing and gas central heating.

This is an ideal home for the family buyer therefore it will be popular, and early viewing is recommended.

## 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.

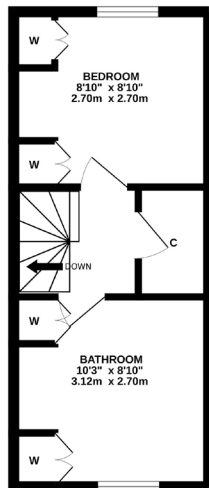
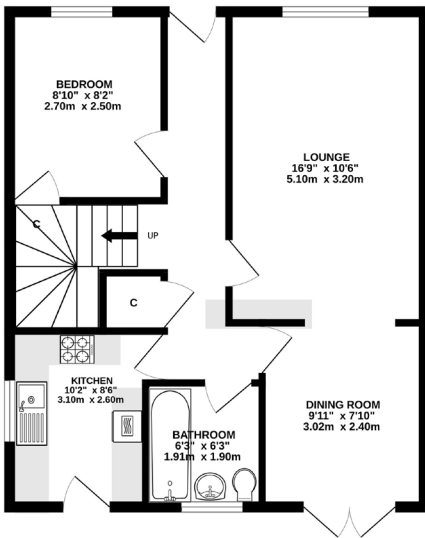
## Viewing

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 herein, 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.