



**lindsays**

28 Lyndhurst Avenue,  
Dundee, DD2 3HS

*"Semi-detached family home in a very popular location".*

- Hallway
- Lounge
- Kitchen/Diner
- WC
- 4 Double Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Driveway

EPC Rating C

**OFFERS OVER £165,000**



## Description

An excellent opportunity to purchase this spacious semi-detached four bedroom family home located in a very popular area of Lochee. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted.

The accommodation is split over two floors and the ground floor comprises; Hallway with useful WC, bright and spacious lounge, fitted kitchen with space for dining along with excellent storage and a double bedroom with built in storage. Upstairs is the large master bedroom along with two further generously sized double bedrooms with built in storage and a family bathroom with shower over the bath.

Externally to the front of the property is a small lawn area and the driveway providing off-street parking. The main fully enclosed garden is to the rear of the property. This is a large well maintained area mainly laid in lawn with a patio seating area for enjoying the sun and with two sheds that are included in the sale.

This ideal family home will suit a young family and early viewing is highly recommended.

## Area

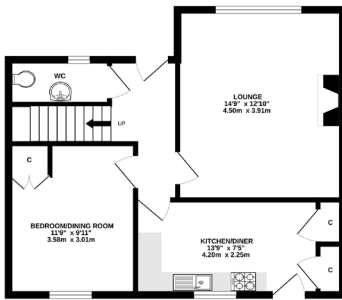
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

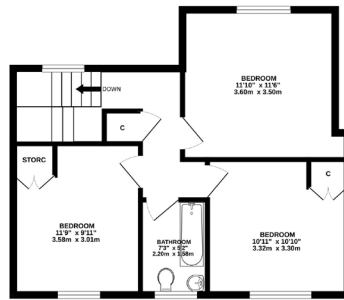
By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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.