



lindsays

10 Minto Place
Dundee, DD2 1BR

"Spacious semi-detached House in the sought after West End of Dundee"

- Hallway
- Lounge
- Dining Room/Bedroom 4
- Three Double Bedrooms
- Kitchen
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage, Gardens

EPC Rating E

OFFERS OVER £250,000



Description

Located in a quiet street in the sought-after West End of Dundee this semi-detached house will make an ideal home for a variety of buyers. Located just a few minutes' walk from the bustling Perth Road and a five-minute drive to Ninewells Hospital, the property offers spacious, versatile accommodation over two levels with practical benefits including double glazing and gas central heating.

The accommodation comprises: entrance hall, lounge to the front, dining room to the rear which could be used as a 4th bedroom if required, double bedroom, fully tiled shower room and good-sized kitchen on the lower floor. The upper floor hosts two further bedrooms and built-in storage cupboards which could be converted into a wc/shower room (subject to the necessary planning consents being sought). The rear garden is a great size with lawn and borders and may offer potential for the property to be extended if required. The front garden is hard landscaped with chipped stone and planted with an array of shrubs. A long driveway providing off-street parking for several vehicles leads to the single garage.

This lovely house and excellent location can only be fully appreciated by viewing which is highly recommended.

Area

Minto Place is located in the heart of the desirable West End of Dundee within a few minutes' walk of the popular Perth Road with its eclectic array of shops, restaurants and Sainsburys store.

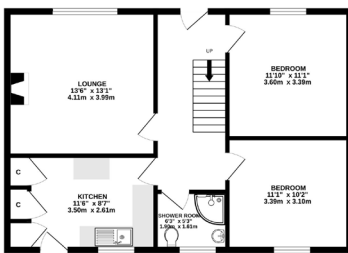
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

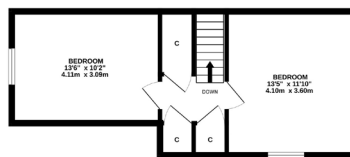
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 condition or efficiency can be given. Made with Metropix (2024)

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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.