



**lindsays**

9 Mericmuir Place,  
Dundee DD3 9AH

*"Spacious two-bedroom semi-detached house in a quiet cul-de-sac".*

- Hallway
- Lounge
- Kitchen/Breakfast Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage
- Driveway
- Gardens

EPC Rating - E

**OFFERS OVER - £165,000**



## Description

Lindsays are delighted to offer to the market this well-maintained semi-detached house in a quiet cul-de-sac in a much sought after location. Mericmuir Place is ideally situated for ease of access to a large number of local amenities including shops, schools and is just a short distance to a regular commuter bus service.

The accommodation is in move-in condition throughout and comprises: a very useful entrance porch, hallway, bright and spacious lounge with feature fireplace, kitchen/breakfast room with integrated hob, oven, extractor hood, fridge and freezer, two good sized bedrooms, one of which has access to eaves storage, and a fully tiled bathroom with separate bath and shower. Benefits include double glazing and gas central heating. Outside there is a driveway providing off-street parking leading to the garage. The front garden is laid with chipped stone for ease of maintenance. To the rear there is a courtyard style garden which is the perfect place to sit and enjoy the sun. Included in the sale are the integrated kitchen appliances, fitted floor coverings and window blinds.

This property will appeal to a number of buyers 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.

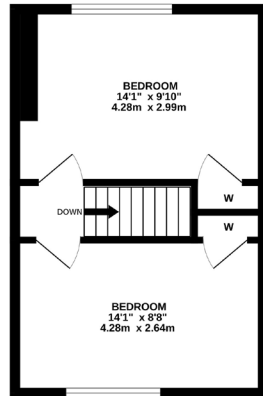
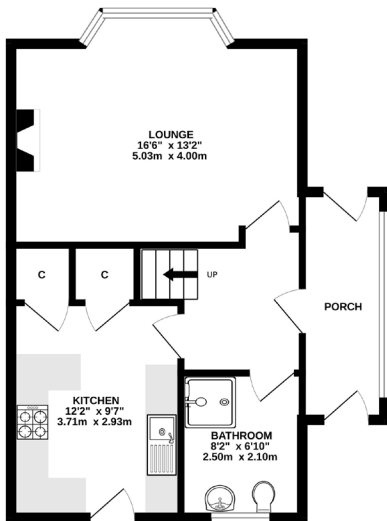
## Viewing

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 floorplan contained here, 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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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.