



lindsays

258 Rosemount Road
Dundee, DD2 3TG

*"A well presented semi-detached villa
in a popular residential area"*

- Hallway
- Lounge
- Dining Kitchen
- Cloakroom/WC
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Driveway

EPC Rating C

OFFERS OVER £170,000



Description

Located in a very popular area of Dundee this attractive semi-detached villa in move in condition throughout will make an excellent first home and also appeal to a variety of other buyers. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, washing machine and fridge freezer in the kitchen. Practical benefits include double glazing and gas central heating.

The accommodation on the ground floor comprises a bright south facing lounge, spacious dining kitchen with ample room for a table and chairs, rear vestibule housing a good sized cupboard, modern cloakroom/WC and understair alcove which could be used as home office space. Moving to the upper floor there are two generous double bedrooms both benefitting from fitted wardrobes and the family bathroom with shower over the bath.

Externally at the front of the villa lies an easily maintained garden with a mono bloc driveway providing ample off street parking. The main garden lies at the rear and is laid mainly with stones and has two garden sheds.

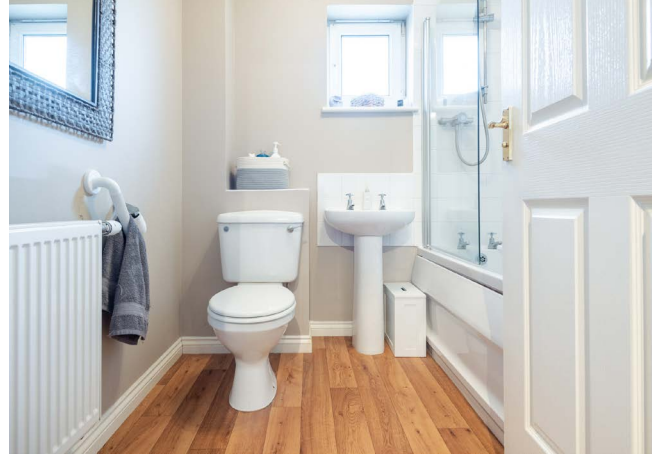
This lovely home can only be fully appreciated by viewing which is highly recommended. Please note the client is not involved in any chain.

Area

Rosemount Road is located to the north of the Kingsway in the Ardler area of Dundee. It is in close proximity to all local amenities and not far from Ninewells Hospital. 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.

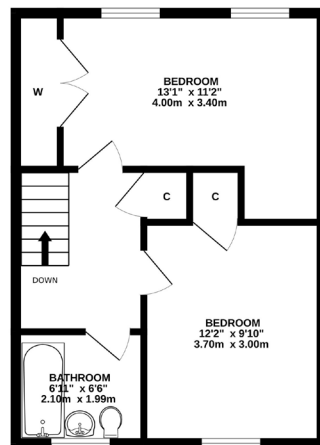
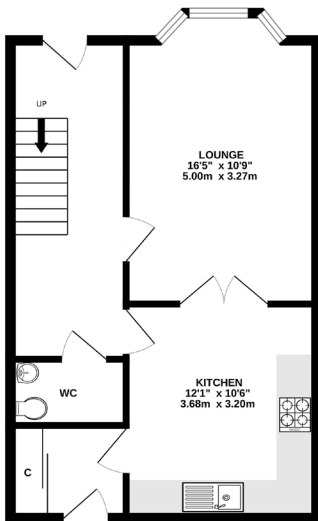
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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.