



lindsays

30A Hawick Drive,
Dundee, DD4 0TA

*"Well maintained terraced villa
perfect for the first-time buyer".*

- Hallway
- Lounge
- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

OFFERS OVER £135,000



Description

An excellent opportunity for the first-time buyer to purchase this delightful, terraced 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 garden to the rear and off-street parking to the front.

The property has been well maintained and is presented in move-in condition offering versatile accommodation comprising; hallway with cupboard below the stairs, lounge with conservatory off which has doors opening out to the garden, kitchen with integrated hob, oven and extractor hood, two bedrooms and a bathroom which is fully tiled with instant shower.

The rear garden is fully enclosed, with lawn and two timber deck areas, perfect for enjoying the sun. To the front there is a driveway providing off-street parking for a couple of vehicles. Benefits include double glazing and gas central heating. This is an ideal home for the first-time 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.

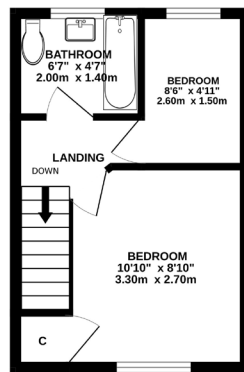
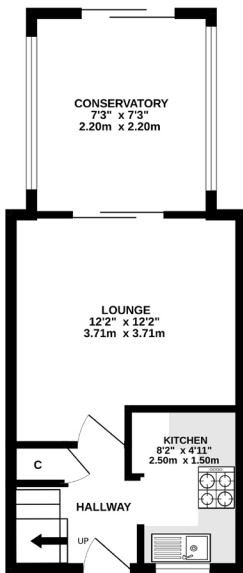
Viewing

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



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. Made with Floorplan 5.0/2014

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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.