



**lindsays**

25 Sherbrook Street,  
Dundee DD3 8NA

*"Spacious four bedroom semi detached villa in a popular residential area"*

- Hallway
- Lounge
- Fitted Kitchen
- 4 Double Bedrooms
- Shower Room
- Rear Porch
- Timber Garage
- Drive
- Gardens

EPC Rating D

**OFFERS OVER £185,000**





## Description

Lindsays are delighted to offer to the market this spacious four bedroom semi detached villa in a popular residential area. Sherbrook Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property offers spacious and versatile accommodation over two floors and comprises: hallway, bright and spacious lounge and fitted kitchen. There are two good sized double bedrooms both with built in storage, shower room and rear porch. Upstairs there are two further double bedrooms one of which has a large walk in wardrobe. Benefits include double glazing and gas central heating.

Externally there is a low maintenance garden to the front and a long drive leading to the detached timber garage. The rear garden is fully enclosed and laid mainly in lawn.

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)



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.