



lindsays

10 Pentland Crescent
Dundee, DD2 2BR

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

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Floored Attic
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £135,000



Description

An excellent opportunity to purchase an attractive semi-detached villa which is in move in condition throughout and located in a popular area within walking distance of Dundee City Centre. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher and washing machine in the kitchen.

The accommodation on the ground floor comprises a bright lounge/dining room featuring French doors to the rear garden and an electric fireplace. The kitchen has ample floor and wall units and a useful pantry cupboard.

Moving to the upper floor there are two good sized bedrooms with both benefitting from fitted storage and the family bathroom with shower over the bath. The attic can be accessed by a ladder is fully floored with power and light. Externally the main garden lies at the rear and being west facing has sun throughout the afternoon and evening ideal for summer family entertaining and relaxing on the decking area. The garden shed will also be included in the sale. Parking is available on the street close by.

This is an ideal home for a first time buyer and we highly recommend viewing.

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.

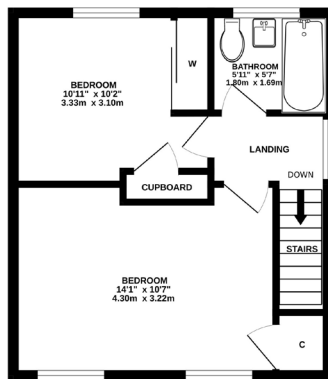
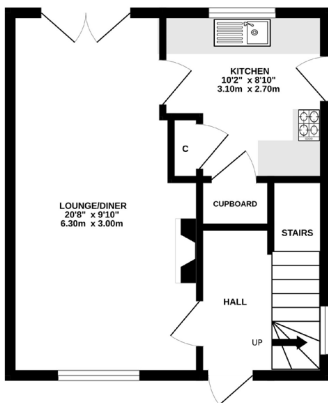
Viewing

By appointment through Lindsays on 01382 802050



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.
Made with Letroplan ©2024

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.