



lindsays

14 Sutherland Street
Dundee, DD2 2HQ

"A beautifully presented two bedroom semi-detached villa just a few minutes from Ninewells Hospital"

- Hallway
- Lounge
- Dining Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £180,000



Description

This beautifully presented semi-detached two bedroom villa is located in a very popular area of Dundee just minutes from Balgay Park, Ancrum Road Primary School and Ninewells Hospital. In pristine condition throughout the property will be ideal for a wide variety of buyers and especially those looking for a first home. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen. Practical benefits include double glazing and gas central heating.

On entering the accommodation on the ground floor you will find the bright, generous lounge with dual aspect windows and the contemporary dining kitchen with ample floor and wall units and room for a table and chairs. Moving to the upper floor the master bedroom lies at the front of the property and boasts superb fitted storage and also dual aspect windows flooding the room with natural light. There is a further bedroom at the rear and the stylish shower room completes the accommodation.

Externally there is a driveway providing off street parking for three vehicles and leading to a single garage. The front garden is easily maintained being laid with stones. The main garden lies at the rear and being west facing the patio is a sun trap. A raised decking area at the bottom takes advantage of the morning sun.

This home has been lovingly maintained and upgraded by the current owners and early viewing is recommended.

Area

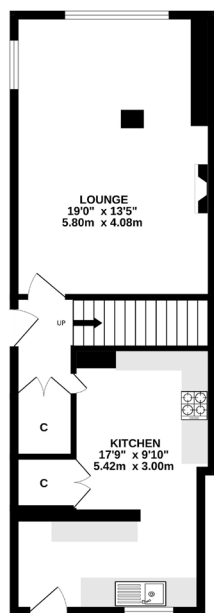
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

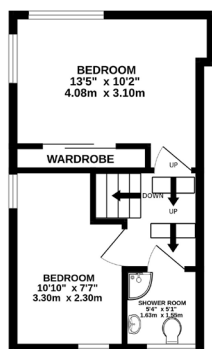
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



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