



**lindsays**

15 St. Monance Place  
Dundee, DD3 9LE

*" A well presented semi-detached villa in the popular St Marys area of Dundee"*

- Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking

EPC Rating D

**OFFERS OVER £135,000**



## Description

An excellent opportunity to purchase this well presented family home which is in move in condition throughout. 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 and hob in the kitchen.

The accommodation on the ground floor comprises a bright south facing lounge, modern dining kitchen and the family bathroom featuring a shower bath. On the upper floor the master bedroom is flooded with natural light through two windows and benefits from fitted wardrobes. There are two further good sized double bedrooms completing the accommodation.

Externally at the front of the property lies off street parking and a small garden laid with lawn. The main garden lies at the rear and features a raised patio and lawn.

This is a great starter home and will also appeal to a variety of other buyers and viewing is recommended.

## Area

St Marys area of Dundee lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found nearby. The Kingsway Retail Park is a short drive away where a Tesco Superstore and major retailers are located. 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.

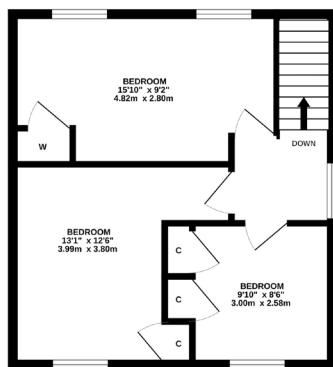
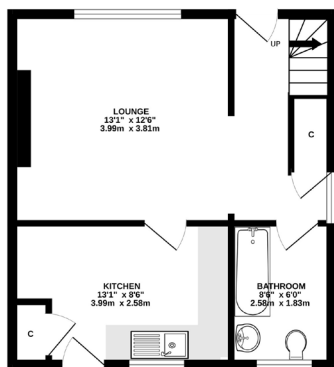
## Viewing

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.  
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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.