



lindsays

81 Downie Park
Dundee, DD3 8JW

"An immaculate, semi-detached house set in a well-regarded location to the north of the City".

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms & Study
- Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Summerhouse/Office

EPC Rating D

OFFERS OVER £200,000



Description

Located in a residential area to the north of the city, close to schools, shops and amenities this well-maintained semi-detached villa offers excellent accommodation over two levels, ideal for the first-time buyer or young family looking for their perfect home in move-in condition.

On the ground floor the accommodation comprises; vestibule, hallway, bright south facing lounge with feature fireplace, kitchen with integrated appliances, and a dining room. On the upper floor there are two bedrooms, one of which has a room off which can be used as a nursery, dressing room, hobby room or home office, and a fully tiled four-piece bathroom. Outside to the rear is a fully enclosed garden laid with lawn and borders which is an ideal spot in which to relax and enjoy the sun. There is a garden shed and a summerhouse, which is used as a home office by the current owners. To the front the garden is laid with lawn and borders, with a driveway providing off-street parking for a couple of vehicles.

Practical benefits include double glazing and gas central heating. Included in the sale are the integrated hob, oven, extractor hood, washing machine and dishwasher in the kitchen. The summerhouse and garden shed are also included.

Properties in this area are always quick to sell, therefore we do highly recommended internal viewing to appreciate this lovely home.

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.

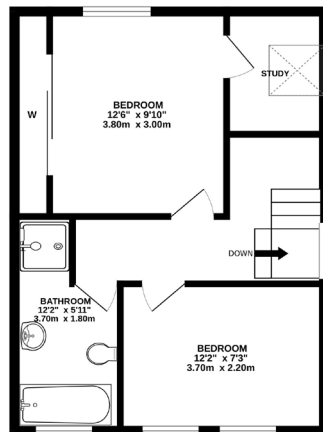
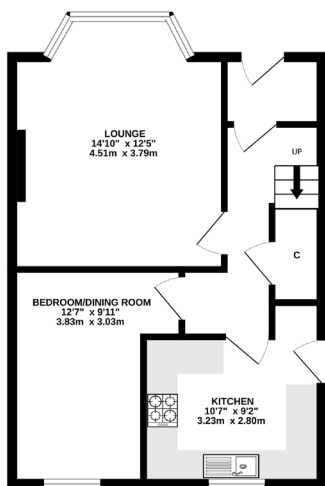
Viewing

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



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.