



lindsays

29 Cobden Street
Dundee, DD3 6DD

"An attractive mid terraced two bedroom villa in move in condition throughout"

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

EPC Rating C

OFFERS OVER £150,000



Description

Located in within walking distance of Dundee City Centre and University this lovely home will be ideal for a first time home owner. In move in condition throughout with practical benefits including double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge/freezer and washing machine in the kitchen. Also included in the sale is the suite in the lounge.

The accommodation is entered through the vestibule with handy coat cupboard into the bright lounge/dining room which boasts patio doors to the rear garden. The compact kitchen is accessed from the lounge. On the upper floor there are two double bedrooms both benefitting from fitted storage and the contemporary family shower room.

Externally at the front of the villa lies off street parking and a small garden with a raised decking ideal for catching the afternoon and evening sun. An enclosed garden lies at the rear and also boasts a decking space, pretty flower beds and the garden shed.

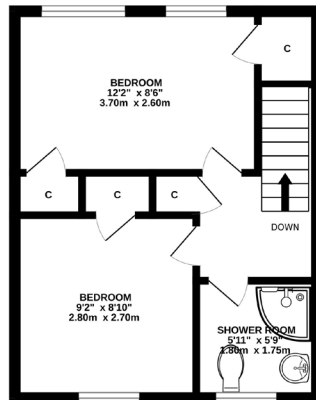
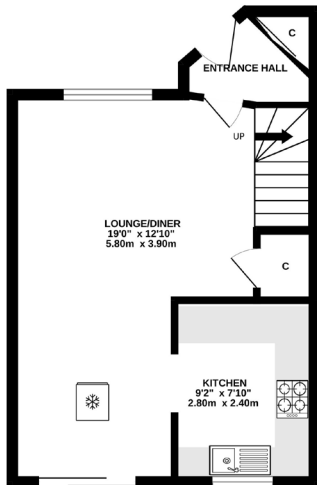
This lovely home will appeal to a variety of buyers and early viewing is recommended.

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



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

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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.