



lindsays

11 Clement Park Road
Dundee DD2 3NJ

"Spacious three bedroom semi detached villa in a much sought after location"

- Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Shower Room
- Gardens

EPC Rating C

OFFERS OVER £170,000



Description

This is an excellent opportunity to purchase this spacious three bedroom semi detached villa in a much sought after location. Clement Park Road is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The accommodation offers spacious accommodation spread over two floors and comprises: hallway, bright and spacious lounge, dining room and fitted kitchen. Upstairs there are three bedrooms all with built in storage and shower room. Benefits include double glazing, gas central heating and attic space.

Externally there are gardens to the front and side. The rear garden is tiered with a patio area and an area of lawn.

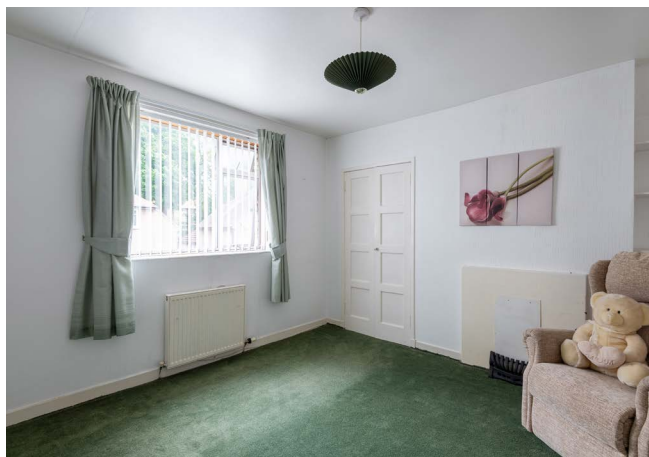
This property will appeal to a number of buyers and early viewing is highly recommended.

Area

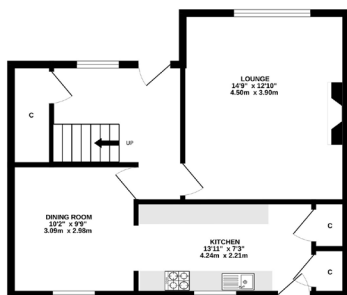
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

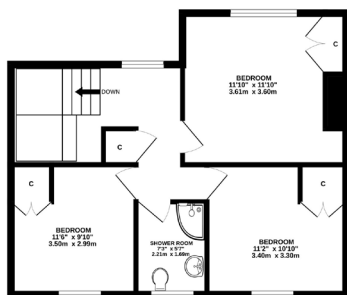
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 checked 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 MetaSign CC2014

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.