



lindsays

91 Fintry Drive,
Dundee, DD3 9HQ

"Semi-Detached Villa in popular location ideal for the 1st time buyer"

- Hallway
- Lounge
- Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating D

OFFERS OVER £85,000



Description

An excellent opportunity to purchase a semi-detached villa offering excellent accommodation ideal for the 1st time buyer. The property is ideally located with ease to schools, local amenities & regular public transport to the City Centre and beyond. The property benefits from double glazing & gas central heating. Included in the sale are the fitted floor coverings and two garden sheds.

The accommodation comprises; hallway, bright lounge with window to the front, dining room with windows to the rear, kitchen with space for appliances, two double bedrooms with built-in storage in each, and a bathroom. Outside to the front the garden is well stocked with plants and to the rear is an area with lawn and borders and a path which leads to an additional "secret" garden which has been laid out with various areas of mature plants, shrubs and trees, providing areas in which to relax and enjoy the garden. It may be that the successful purchaser could erect a garden room, or similar in this space (subject to the necessary planning consents being obtained).

We are sure it will be popular with buyers and early viewing is highly recommended.

This property is of non-standard construction, therefore potential buyers should check with their lender prior to arranging a viewing.

Area

'Fintry' is a popular residential area to the north of Dundee City Centre. Local amenities are available close by including a Morrisons Superstore, the Kingsway Retail Park, local shops and leisure facilities. The main A90 dual carriageway to Aberdeen is close by providing excellent transport links. 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.

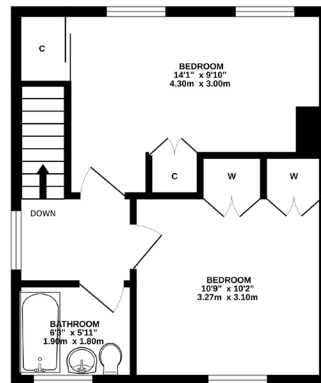
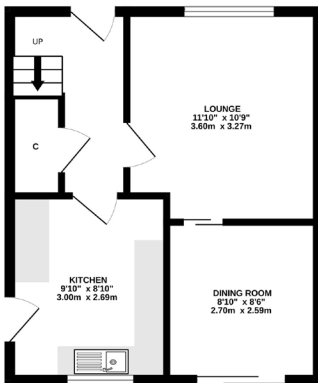
Viewing

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 doors, windows, floors 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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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.