



**lindsays**

8 Park Road  
Dundee, DD3 8NH

*"A semi-detached period style villa located in a desirable area of Dundee"*

- Vestibule & Hallway
- Lounge
- Dining Room
- Study/Home Office
- Kitchen
- 3 Bedrooms
- Family Bathroom
- WC
- Mixed Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £225,000**



## Description

Located in a very desirable area of Dundee this semi-detached villa looks out onto the park and boasts many period features. The property requires upgrading and modernisation and this has been reflected in the asking price. Practical benefits include mixed glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted.

Entering the accommodation on the ground floor you will find a bright lounge featuring a bay window, ornate coving and an open fireplace, dining room, study / home office, a good sized kitchen and useful WC. On the upper floor there are three bedrooms and the family bathroom which benefits from both a bath and a separate shower cubicle.

Externally at the front of the property lies a driveway leading to a single garage with a workshop at the rear. The generous front garden is laid mainly with grass. At the rear of the property the garden is also laid with grass with a greenhouse included in the sale.

This villa will make a superb family home and viewing is highly recommended to fully appreciate the potential.

## Area

Park Road is located close to the main Dundee Kingsway Road and just off Strathmartine Road across from the Park. 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 floorplans contained herein, measurements of doors, windows, rooms and any other items not appropriate 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 condition or efficiency can be given. Made with iMeasure 6/20/14

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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.