



lindsays

19 Muirfield Street,
Dundee, DD3 8PP

"Exceptionally spacious four-bedroom, semi-detached bungalow in a desirable residential area."

- Vestibule
- Reception Hall
- Lounge
- Dining Room/4th Bedroom
- Sunroom
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating E

OFFERS OVER £250,000



Description

A most spacious semi-detached four-bedroom bungalow with upper conversion located close to schools, shops, leisure amenities and Fairmuir Park. The proximity of the Kingsway affords easy commuting to other major towns and cities.

The property has been well maintained over the years and is stylishly presented in move-in condition providing versatile accommodation over two levels and will appeal to a wide variety of buyers. Included in the sale are all carpets, floorcoverings and blinds where fitted, along with the integrated oven, hob, extractor hood, fridge and freezer in the kitchen. Practical benefits include double glazing and gas central heating. The ground floor accommodation comprises; vestibule leading into the reception hall with natural wood floor and staircase to the upper floor, lounge with bay window and fireplace with gas fire, dining room/fourth bedroom, delightful sunroom with access to the garden, recently replaced dining kitchen, double bedroom and bathroom. The upper floor hosts two further bedrooms and has plenty of storage into the attic and eaves. Outside the front garden is laid with lawn and borders, with a driveway providing off-street parking, which also has an electric car-charging point. The large rear garden is a fantastic space with lawn, well stocked borders and two paved patio areas, one of which enjoys the late afternoon and evening sun and provides an ideal spot for outside entertaining.

This lovely home with excellent accommodation is rarely available in this area and early internal 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.

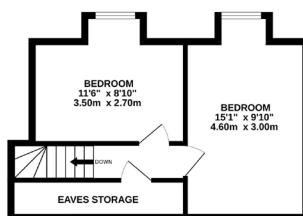
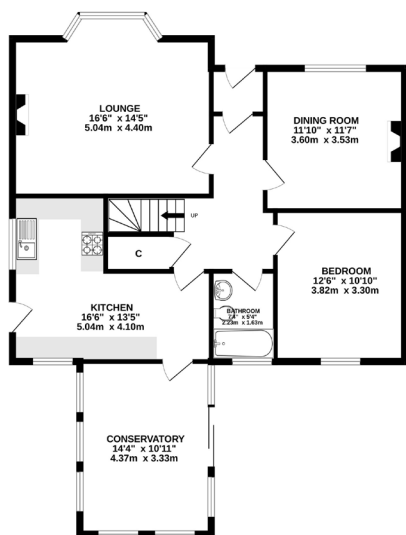
Viewing

By appointment through Lindsays on 01383 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, rooms 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, fixtures 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.