



lindsays

64 Burn Street,
Dundee, DD3 0LE

"A semi-detached house set in a well-regarded location to the north of the City".

- Hall
- Lounge/Dining Room
- Kitchen
- Four Bedrooms (1 x E/S)
- Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage

EPC Rating C

OFFERS OVER £250,000



Description

Located in the ever-popular Downfield Area of Dundee this semi-detached property provides spacious accommodation over two levels, ideal for the growing family.

The accommodation comprises on the ground floor; hallway, bright lounge/dining room with feature fireplace and ample space for dining furniture, kitchen with integrated appliances, two bedrooms and bathroom. On the upper floor there are a further two double bedrooms, one of which has an en-suite shower room. Outside to the rear is a delightfully private, well-maintained garden laid with lawn, borders and paved patio. There is a summerhouse and garden shed. To the front the garden is planted with mature shrubs for ease of maintenance and the driveway provides off-street parking and leads to the single garage. Included in the sale are the fitted floor coverings, window blinds, integrated hob, oven extractor hood, fridge, freezer, summerhouse and shed. Please note that the feature light fittings do not form part of the sale.

Properties in this area are always quick to sell, therefore we do highly recommended internal viewing to appreciate the potential of this lovely home.

Area

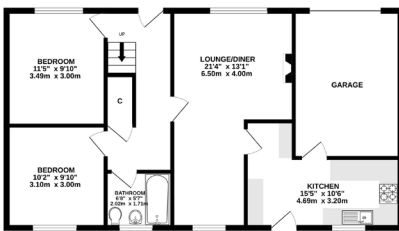
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

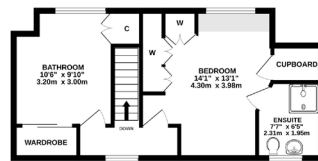
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their condition 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.