



**lindsays**

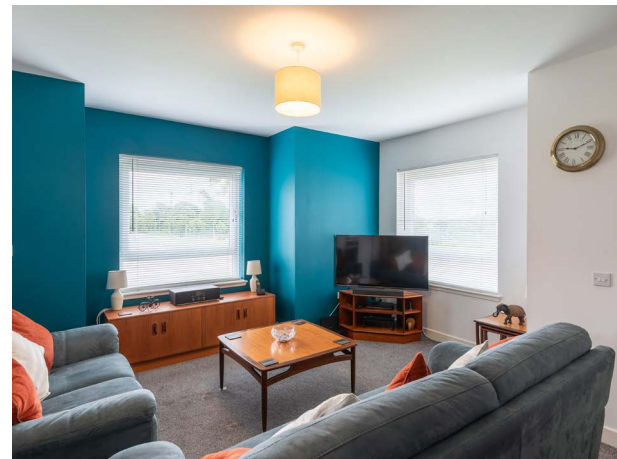
**2 Fenwick Place**  
Dundee, DD4 0SW

*"A tastefully presented detached villa situated on a generous corner plot"*

- Vestibule
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Shower Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

EPC Rating C

**OFFERS OVER £220,000**





## Description

Situated on a generous corner plot this three bedroom detached villa will appeal to a variety of buyers and is in move in condition throughout. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen and garden sheds. Practical benefits include double glazing and gas central heating.

The villa is entered through the vestibule which houses a useful cloak cupboard and a shower room into a bright well appointed lounge featuring dual aspect windows and a spacious understair cupboard. The contemporary kitchen/diner lies at the rear of the property and has ample room for a table and chairs and boasts patio doors leading to the rear garden. On the upper floor there are two double bedrooms with both benefitting from fitted wardrobes, a single room and the family bathroom.

Externally at the front of the villa lies a driveway providing off street parking for two vehicles. The main garden lies at the rear and is fully enclosed which is ideal for both children and pets. There are two tiers with the lower comprising a patio and lawn and the upper mainly lawn. The main garden shed benefits from power and light.

This lovely home and excellent garden can only be appreciated by viewing which is highly recommended.

## Area

Fenwick Place is situated to the north of Dundee City and just a few minutes drive from the Sainsbury's Superstore. 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.

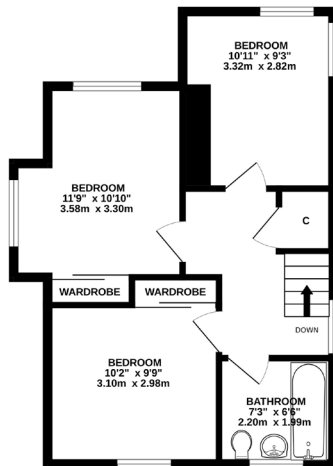
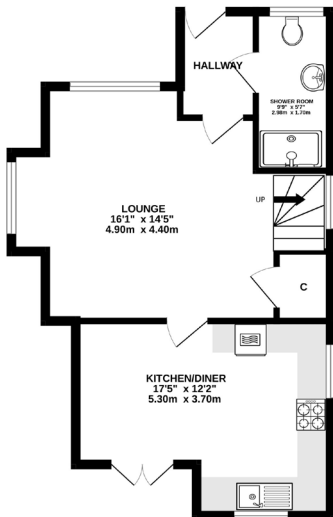
## Viewing

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 here, measurements of doors, windows, stairs 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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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.