



lindsays

15 Springhill,
Dundee, DD4 6HR

"Spacious Lower Divided Villa with traditional features adjacent to Baxter Park."

- Entrance Hall
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Garden
- Gas Central Heating
- Basement Storage & Study
- Close to City Centre

EPC Rating D

OFFERS OVER £140,000



Description

This is an excellent opportunity to purchase this deceptively spacious and most unique two-bedroom, divided villa located in a popular residential area. Situated just off the Arbroath Road, a short distance from local shops and amenities and on a regular bus route to the City Centre and other areas of the City.

The accommodation is presented to the market in move in condition and comprises a bright and spacious lounge with wood burning stove and stunning feature windows, two double bedrooms, fitted kitchen and bathroom with freestanding bath and separate shower. There is also a large basement which has been divided into two rooms, one of which is used as a home office by the current owner.

The property will appeal to a variety of buyers and early viewing is highly recommended to appreciate the space and beautiful original features of this lovely property.

Area

The Stobswell area of Dundee lies to the east of the city and is convenient for all local amenities which include schools, shops, public transport and recreational facilities. The City Centre is nearby with excellent amenities including road, rail and air links, primary, secondary and higher education including Abertay University, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.

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.

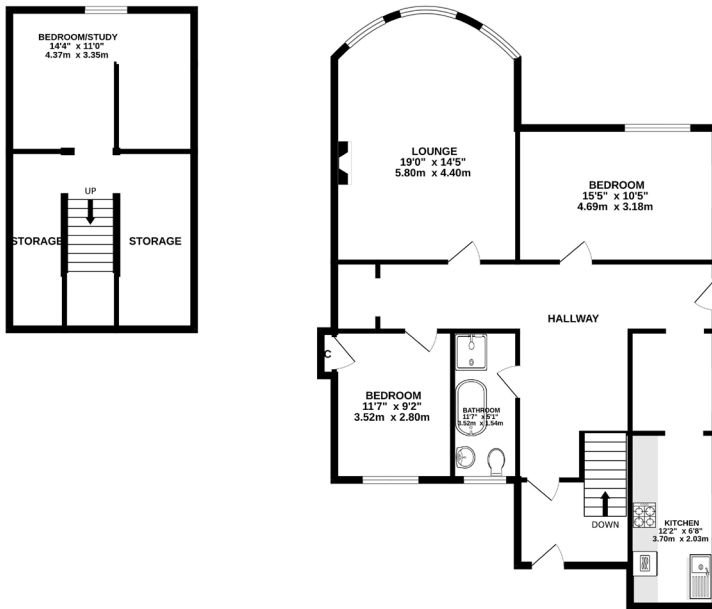
Viewing

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



BASEMENT

GROUND FLOOR



Whilst 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 misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. 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.