



**lindsays**

**6 Somerville Place East  
Dundee, DD3 6JL**

*"A deceptively spacious semi-detached period style villa within walking distance of the City Centre"*

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen & Utility Store
- Family Room/Bedroom 5
- Study/Bedroom 6
- 4 Double Bedrooms
- Shower Room
- Family Bathroom
- Large Floored Attic
- Garage & Driveway
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £249,000**



## Description

Located in the popular Law Conservation Area this spacious semi-detached period style villa offers spacious and versatile accommodation over two levels and boasts a substantial floored attic. The property requires a degree of updating and this has been reflected in the asking price. Practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted.

On entering the villa through the vestibule on the ground floor you will find an impressive lounge featuring a bay window and ornate coving. There is a family room/bedroom five, formal dining room which leads to the kitchen. A useful utility store lies off the kitchen along with a shower room. A study/bedroom six completes the ground floor accommodation. Moving to the upper floor you will notice the stairwell is flooded with natural light from the skylight window. On the half landing lies the family bathroom and on the upper floor there are four double bedrooms. A stairway leads to the large floored attic which benefits from light.

Externally at the front of the villa lies a small garden laid with grass and mature shrubs. There is a long driveway which leads to a single garage. This is an excellent benefit as parking is at a premium in this area. At the rear of the home lies a paved courtyard.

This substantial family home and accommodation can only be fully appreciated by viewing which 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

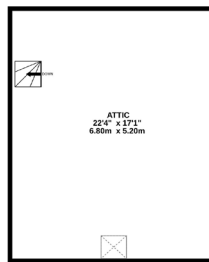
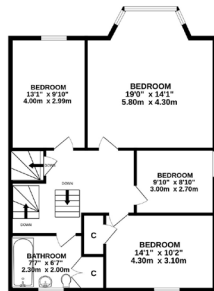
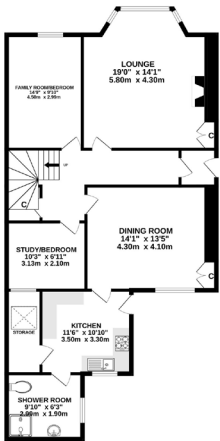
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, 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 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.