



lindsays

6 Oxford Street,
Dundee DD2 1TJ

"Well presented extended, three bedroom semi detached villa in a much sought after location"

- Hallway
- Lounge
- Dining Kitchen
- Family Room
- Three Bedrooms
- Family Bathroom
- WC
- Gardens
- Garage & Drive

EPC Rating D

OFFERS OVER £300,000



Description

Lindsays are delighted to offer to the market this well presented, extended semi detached villa in a much sought after location. Oxford Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. Ninewells teaching hospital is also just a short distance away.

The accommodation comprises on the ground floor: Bright and spacious lounge with bay window and feature fireplace. Large dining kitchen which opens to a sunny family room and WC. Upstairs there are three good sized bedrooms one of which has built in wardrobe and large family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating and floored attic space.

Externally there is a lawned garden to the front with a monoblock drive with room for multiple vehicles and a detached garage. The rear garden is fully enclosed and is a combination of raised decking and lawn with a large selection of mature plantings. Summer house to be included in the sale.

Early viewing is highly recommended to fully appreciate the property on offer.

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.

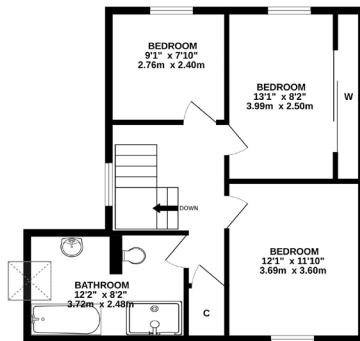
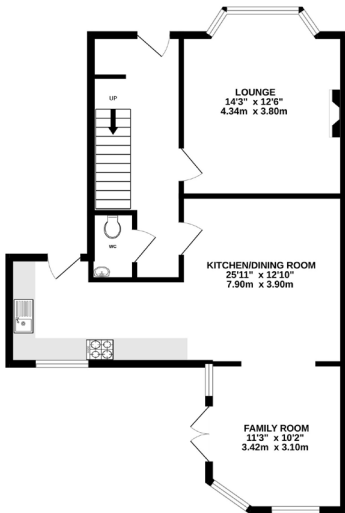
Viewing

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 floorplans 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 is to their operability or efficiency can be given.
Made with Metropix 02/24

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.