



lindsays

59 Shaftesbury Road
Dundee, DD2 1JZ

"A three bedroom semi-detached home requiring upgrading in the popular West End"

- Hallway
- Lounge
- Kitchen
- 3 Double Bedrooms
- Shower Room
- En Suite Shower Room
- Mixed Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating E

OFFERS OVER £190,000



Description

Located in a quiet street in the popular West End of Dundee this attractive converted semi-detached bungalow is the ideal home to do up and make your own. The property requires upgrading and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted along with any integral kitchen appliances. The property benefits from mixed glazing and gas central heating with a reasonably new boiler.

The accommodation on the ground floor comprises a lounge, kitchen, double bedroom and shower room. On the upper floor the master bedroom has an en suite shower room and there is a further double bedroom with a spacious wardrobe.

Externally at the front lies a driveway leading to a single garage and garden laid mainly with lawn. There is also a rear garden laid mainly with lawn.

This property lies in an excellent location just a few minutes walking from the vibrant Perth Road and we strongly recommend early viewing.

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.

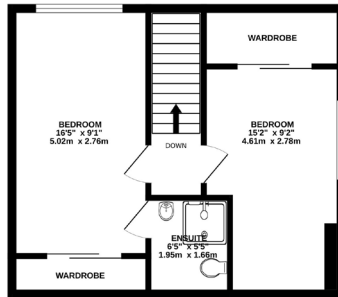
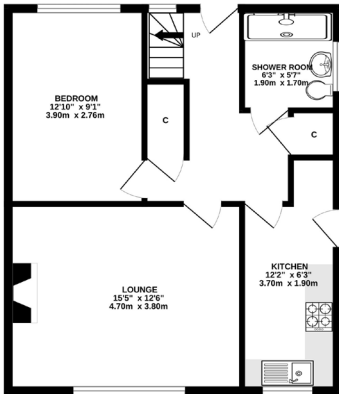
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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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.