



**lindsays**

12 Kilspindie Crescent,  
Dundee DD2 3WU

*"Immaculately presented three bedroom, semi detached villa in a popular residential area"*

- Lounge
- Dining Kitchen
- Principle Bedroom with ensuite
- 2 Further Bedrooms
- Family Bathroom
- Utility Room
- WC
- Off Street Parking
- Gardens

EPC Rating B

**OFFERS OVER £255,000**





## Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom semi detached villa in a popular residential area. Kilspindie Crescent is ideally situated for ease of access to a number of local amenities including shops, schools and is a short distance from a regular commuter bus route.

The property is presented to the market in move in condition and comprises: bright and spacious lounge, beautiful fitted kitchen with integrated appliances, brushed chrome sockets, bespoke breakfast bar and surround with patio doors leading to the rear garden, utility room and WC. Upstairs the Principle bedroom has built in wardrobes and ensuite shower room. There are two further good sized bedrooms both with built in wardrobes and family bathroom with fitted vanity units. Benefits include double glazing, gas central heating and attic space.

Externally there is a small garden to the front and a drive to the side of the property. The rear garden is fully enclosed and designed for ease of maintenance. Laid mainly with astroturf and paving, there is a large number of mature plantings. There is electric cabling that runs to the bottom of the garden should the buyer decide to add a cabin at a later date.

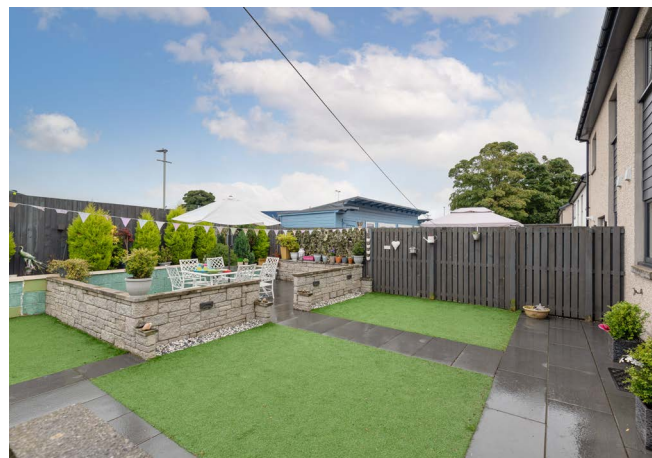
This property will appeal to a number of buyers and early viewing is highly recommended.

## 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.

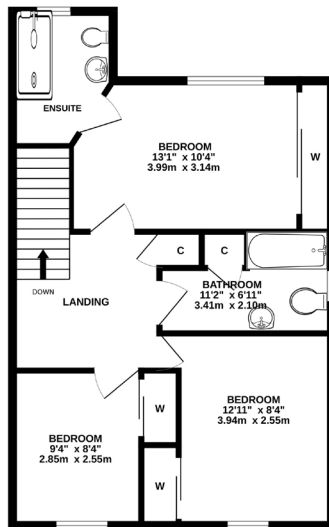
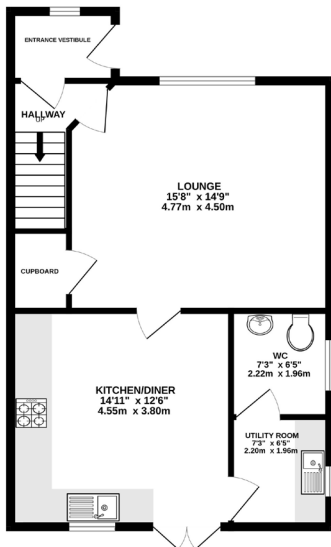
## Viewing

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



GROUND FLOOR

1ST FLOOR



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. 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. Made with Metrepro v2024

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.