



lindsays

46 Buttars Loan,
Dundee DD2 4PG

"Two-bedroom Semi-Detached Villa in a popular residential area, ideal for the 1st time buyer"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Front & Rear Gardens

EPC Rating G

FIXED PRICE £85,000
HOME REPORT VALUE £92,000



Description

Lindsays are delighted to offer to the market this two-bedroom semi-detached villa situated in a quiet location at the end of a lane off Buttars Loan. Ideally located for ease of access to a number of local amenities including shops, schools and a regular commuter bus route to the city centre and beyond.

The accommodation comprises: hallway, bright and spacious lounge/dining room, kitchen, two double bedrooms, both of which have fitted wardrobes, and a modern shower room with instant 'Mira' shower. Benefits include double glazing and electric heating. Outside the property has private gardens to both the front and rear laid with lawn and border. There is also a garden shed, which is included in the sale.

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

Area

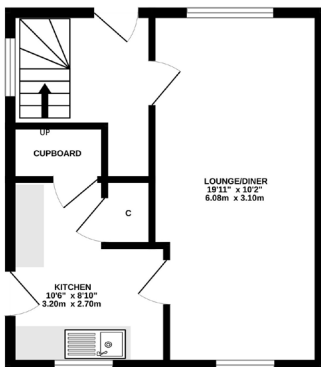
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

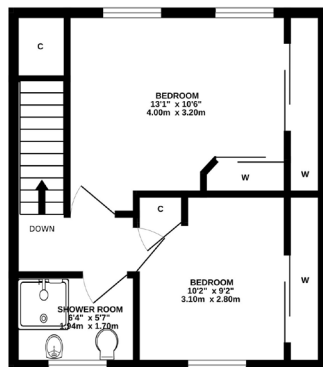
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST 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 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 AutoCAD 2004

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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.