



lindsays

18 Sherbrook Street,
Dundee, DD3 8NB

"A semi-detached bungalow set in a well-regarded location to the north of the City".

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Attic Room
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage

EPC Rating D

OFFERS OVER £170,000



Description

Located in the ever-popular Downfield Area of Dundee this well-maintained semi-detached bungalow has been extended to the rear, offering spacious accommodation ideal for the downsizer or young family looking for a home close to schools, shops and a host of leisure amenities.

The accommodation comprises; vestibule, hallway, bright south facing lounge, kitchen, dining room, two double bedrooms and modern shower room. A hatch from the hallway provides access to the attic space which hosts a useful attic room. Outside to the rear is a delightfully private garden laid with paving and borders for ease of maintenance, along with a greenhouse. The garage has power and light and has a storage shed and workshop to the rear. To the front the garden is laid with chipped stone and borders and the driveway provides off-street parking for several vehicles, leading to the single garage. Included in the sale are the greenhouse, kitchen white goods (no warranties provided), fitted floor coverings, and all curtains and window blinds (where fitted). In addition, the property is compliant with the inter-linked smoke alarm legislation.

Properties in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate the potential of this lovely home.

Area

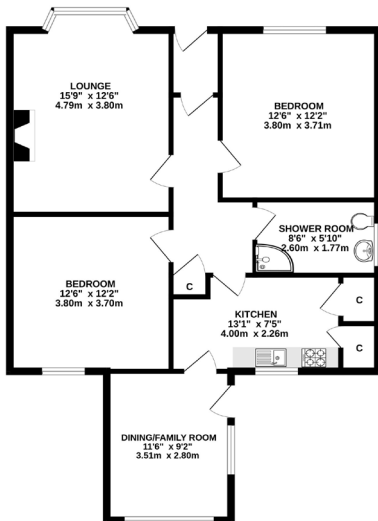
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

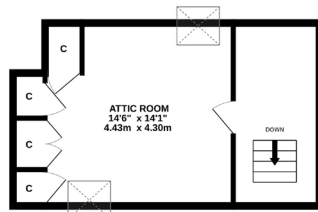
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



ATTIC 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 Metropix v1004

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.