



**lindsays**

1 Sunnybrae Terrace  
Dundee, DD3 8NG

*"A stylish end terraced period style villa in move in condition throughout"*

- Vestibule & Hallway
- Lounge
- Dining Room/Play Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Luxury Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking

EPC Rating D

**OFFERS OVER £225,000**





## Description

Located in the very popular Downfield Area of Dundee this period style end terraced villa is tucked away in a quiet cul-de-sac of similar type properties. This superb home has been fully renovated throughout to a high standard by the current owners and seamlessly blends period features with modern day trends. In move in condition throughout, practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, fridge freezer and hob in the kitchen.

Entering the accommodation into the impressive hallway on the ground floor you will find the elegant south facing lounge featuring bay windows, a wood burning stove and ornate cornice and centre rose. Behind the lounge lies the dining room or play room depending on a clients needs and leading from this is the shaker style breakfasting kitchen. The ground floor has been laid throughout with trendy Karndean Herringbone flooring which is both durable and fashionable. Moving to the upper floor there are two good sized double bedrooms with the main room benefitting from fitted wardrobes and a fabulous family bathroom featuring a luxurious slipper bath and separate shower room with contemporary tiling.

Externally at the front of the villa lies a garden laid mainly with lawn and screened with a fence. Beyond the fence there are two off street parking bays. At the rear lies an enclosed garden also laid with lawn and a paved patio.

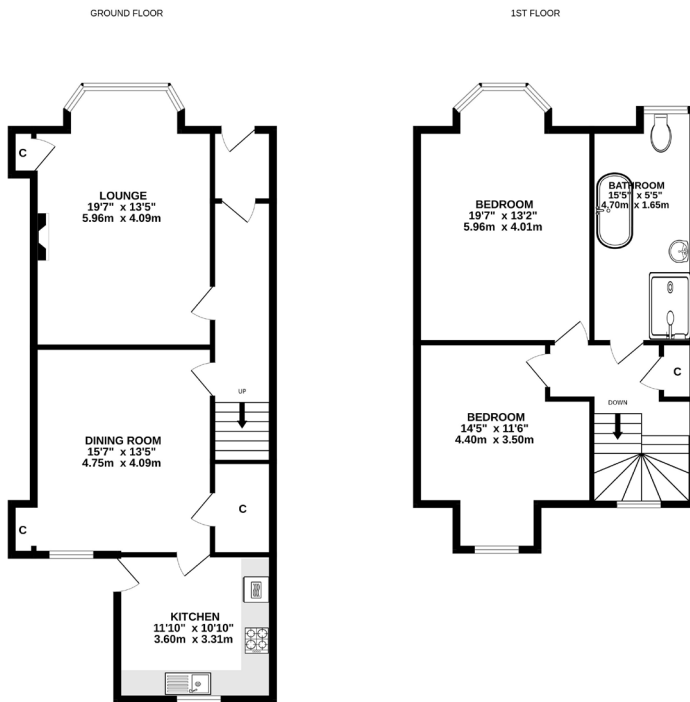
This beautiful home can only be fully appreciated by viewing which is highly recommended.

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The materials, fixtures and appliances shown here are not to be taken as a guarantee as to their availability or efficiency can be given. Make your own enquiries.

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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.