



lindsays

11 Sunnybrae Terrace,
Dundee, DD3 8NG

"End-Terraced Stone Built Villa set in a well-regarded location to the north of the City".

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating E

OFFERS OVER £260,000



Description

Located in the ever-popular Downfield Area of Dundee this well-maintained end-terraced villa has been extended to the side, offering spacious, versatile accommodation ideal for the growing family looking for a home close to schools, shops and a host of leisure amenities. A regular bus service provides access to the city centre and beyond.

The accommodation comprises on the ground floor; vestibule, hallway, bright south facing lounge with original period features, kitchen with a range cooker and integrated extractor hood, dining room, double bedroom and shower room. On the upper floor there are three double bedrooms and a family bathroom. The property nestles at the end of a quiet lane with gardens to the front, side and rear which provide many spots in which to relax and enjoy the sun. The front is laid with lawn and borders. The side and rear gardens are incredibly private with a summerhouse and shed. Included in the sale are the integrated extractor hood, range cooker, carpets and floor coverings, window blinds (where fitted), summerhouse and shed.

Properties in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate 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

1ST FLOOR



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.