



lindsays

33 Cleghorn Street
Dundee, DD2 2NL

"A deceptively spacious mid terraced townhouse within walking distance of the City Centre"

- Hallway
- Lounge
- Dining Room
- Kitchen
- Utility Room
- 3 Double Bedrooms
- Family Bathroom
- Cloakroom/WC
- Double Glazing
- Gas Central Heating
- Private Gardens

EPC Rating C

OFFERS OVER £180,000



Description

Located within walking distance of Dundee University and City Centre this well presented terraced townhouse will appeal to a wide variety of buyers. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all fitted floorcoverings along with the integrated oven, hob and freestanding fridge freezer in the kitchen.

On entering the villa on the ground floor you will find the kitchen, dining room, useful utility room and cloakroom/WC. Moving to the first floor the delightful south facing lounge boasts glimpses of the river and there is a good sized double bedroom. The top floor comprises two double bedrooms and the family bathroom with shower over the bath.

Externally the garden is south facing and easily maintained being laid with a paved patio and faux grass. There is off street parking at the rear of the properties. We strongly recommend viewing to fully appreciate the accommodation on offer.

Area

Cleghorn Street is located in the West End of Dundee and close to all local amenities.

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 floor plan 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.
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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.