



**lindsays**

134 Ancrum Drive,  
Dundee, DD2 2JA

*"An attractive 3 bedroom semi-detached bungalow in a very popular area, close to Ninewells Hospital"*

- Hallway
- Open Plan Lounge & Dining Room
- Kitchen
- Sun Porch
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway

EPC Rating E

**OFFERS OVER £210,000**



## Description

An excellent opportunity to purchase an attractive three bedroom semi-detached bungalow which is located in a quiet street in close proximity to Lochee Park, Ancrum Road Primary School and Ninewells Hospital.

This lovely home offers versatile accommodation over two levels and can be updated to suit a new buyers needs. Practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation on the ground floor comprises a bright open plan lounge and dining room, kitchen with sun porch leading from it and opening to the rear garden. There are two good sized double bedrooms with one currently being used as a sitting room and the modern family shower room. Moving to the upper floor there is a large double bedroom with excellent fitted wardrobes and access to eaves storage.

At the front of the property lies a pretty garden laid with lawn and mature bushes. A stone chipped driveway provides off street parking and leads to a single garage. The main garden lies at the rear and being west facing benefits from sun in the afternoon and evening. It has been lovingly maintained and boasts a patio area, lawn with borders of mature plants and shrubs.

This is a superb home for a variety of buyers and 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.

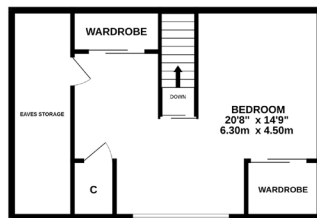
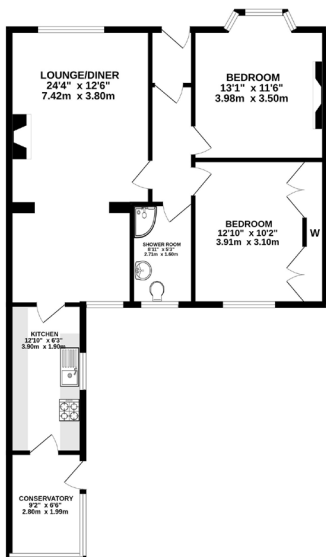
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



While every effort 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 errors, omissions or mis-statements. 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 Floorplan 10/2014

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.