



lindsays

Avrom House, 8A Nelson Street
Dundee DD1 2PP

"Rare opportunity to purchase this substantial 6 bedroom detached villa with HMO licence"





Description

This is a rare opportunity to purchase this substantial 6 bedroom detached villa with HMO licence. Nelson Street is situated just a short distance from Dundee City Centre and an abundance of amenities including Both Universities.

The property offers flexible accommodation spread over two floors and comprises on the ground floor: hallway, bright and spacious lounge with bay window, fitted kitchen and utility room. There are two good sized double bedrooms and WC. Upstairs there are four further double bedrooms with two having ensembles. There is also a family bathroom with feature round bath. The attic has multiple storage rooms which potentially could offer further living accommodation subject to relevant planning consents. Benefits include double glazing and gas central heating on the ground and first floor.

Externally there is a large enclosed, paved rear garden. This offers off street parking should the buyer require it. There is also a large brick store.

This property is an attractive investment opportunity but has the potential to be converted into a beautiful family home. Viewing is 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

- Hallway
- Lounge
- Fitted Kitchen
- 6 Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Ensuite Bathroom
- Attic Rooms
- Gardens
- Off Street Parking

EPC Rating E

OFFERS OVER £250,000

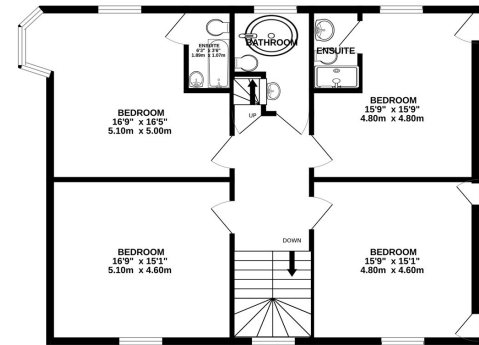




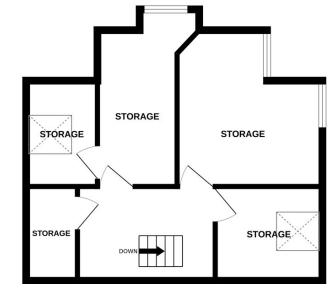
GROUND FLOOR



1ST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.