



lindsays

382 Strathmartine Road
Dundee, DD3 8NT

"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
- WC/Cloakroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating E

OFFERS OVER £225,000



Description

Located in the ever-popular Downfield area of Dundee this end-terraced villa has been extended to the rear and offers 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 with wc/cloakroom, bright lounge with original period features, kitchen with space for all appliances, ground floor bedroom with wet room, but this could easily be removed if desired, and an extension to the rear which could be used as a dining room or to create a larger kitchen (subject to the necessary planning consents being obtained). On the upper floor there are three further bedrooms, two of which have built in wardrobes and a four-piece family bathroom. Outside the front is laid with paving and borders and a driveway providing off-street parking. The rear garden is laid with paving and is planted with mature plants and shrubs, with a greenhouse providing an ideal spot in which to relax and enjoy the sun. Included in the sale are the carpets and floor coverings, window blinds (where fitted) and greenhouse.

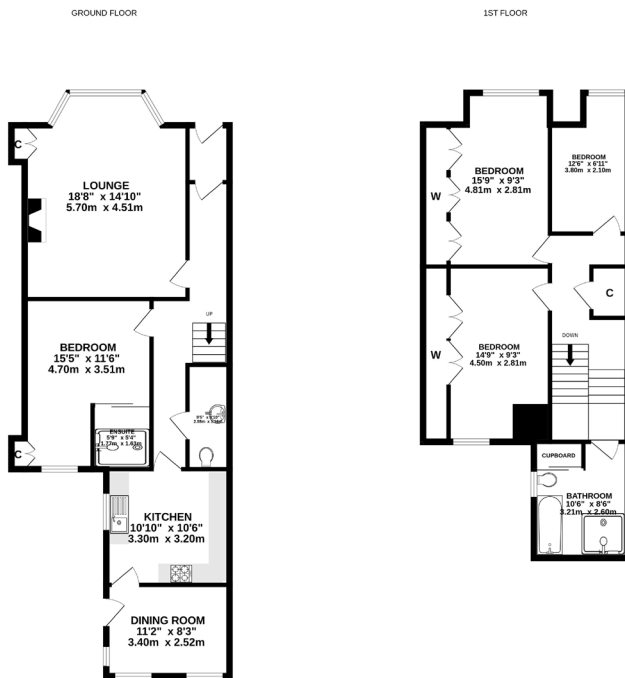
Properties in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate the potential of this lovely home.

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



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. 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.