



lindsays

54A Menzieshill Road
Dundee, DD2 1PU

"A stylish semi-detached 3 bedroom bungalow in the sought after West End"

- Vestibule & Hallway
- Lounge
- Kitchen
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Private Parking

EPC Rating C

OFFERS OVER £210,000



Description

Located just a few minutes walk from Ninewells Hospital this lovely semi-detached bungalow has been tastefully updated by the current owners and is in move in condition throughout. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, oven, hob, washing machine, dishwasher and recycling bins in the kitchen.

Entering the bungalow you will find a beautiful lounge with fireplace, contemporary kitchen, two double bedrooms both benefitting from fitted wardrobes and a further bedroom used as a home office. The timeless shower room with generous shower cubicle completes the accommodation.

Externally the gardens have been landscaped and laid with attractive Indian sandstone, a pretty raised rockery and easily maintained astroturf. The rear garden is west facing and benefits from sun throughout the afternoon and evening. Off street bay parking is adjacent to the row of bungalows with a space for each home.

This beautiful bungalow in an excellent location will make a lovely home for a variety of buyers and early viewing is highly recommended.

Area

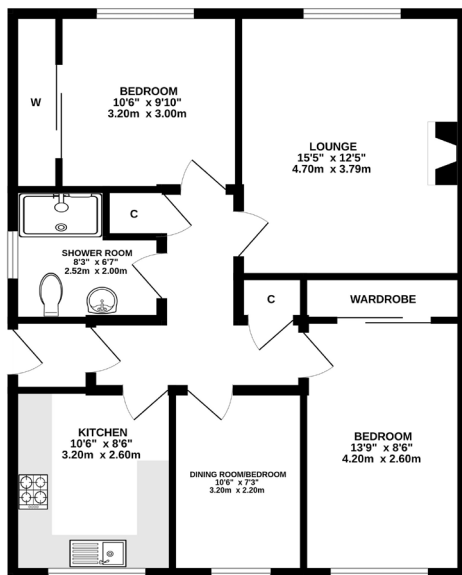
Menzieshill Road is a very desirable street in the West End of Dundee and just minutes from Ninewells Hospital. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live 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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 is given in relation to their condition or operation. Made with Metageo 10/2017 in green.

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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.