



**lindsays**

9 Muirton Road  
Dundee, DD2 2JN

*"A unique extended detached cottage in a quiet residential area close to Ninewells Hospital"*

- Hallway
- Extended Lounge/Diner
- Breakfasting Kitchen
- 3 Double Bedrooms
- Shower Room
- Large Basement
- Rear Hallway
- Double Glazing
- Gas Central Heating
- Garage & Off Street Parking
- Front & Rear Gardens

EPC Rating E

**OFFERS OVER £180,000**





## Description

A charming extended detached cottage located close to Ancrum Road Primary School in a quiet residential street. This unique home has been recently upgraded with new flooring fitted in most rooms, and freshly decorated throughout offering versatile family accommodation.

Included in the sale are all carpets, floorcoverings and blinds along with the new integrated oven and hob in the recently replaced kitchen. Practical benefits include double glazing and gas central heating.

The accommodation is mainly on ground level and comprises a bright lounge/diner with gas fireplace and bright extension, modern breakfasting kitchen, new contemporary shower room, two double bedrooms on the ground level and a further double bedroom at basement level. Leading from the lower bedroom is a large basement providing multi purpose space or excellent storage. A Ramsay ladder provides access to a partially floored attic space. The rear hallway leads to a rear courtyard garden and the single garage. At the front of the cottage lies off street parking and a south facing 'suntrap' garden laid mainly with lawn and an attractive patio.

This rarely available home which is deceptively spacious will appeal to a variety of buyers and we strongly recommend viewing.

## Area

Muirton Road is located just off Ancrum Road and close to popular Lochee whilst being just a few minutes drive from Ninewells Hospital in the West End. 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.

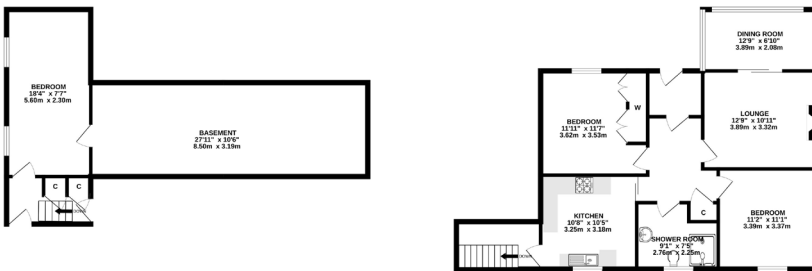
## Viewing

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



LOWER FLOOR

GROUND FLOOR



Whilst every attempt 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 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. Made with Metropix CC201

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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.