



lindsays

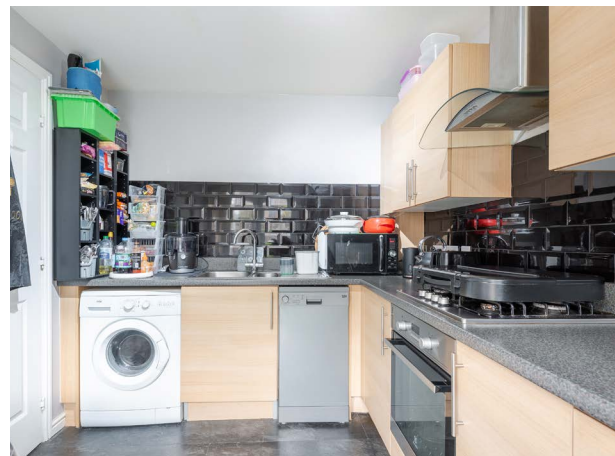
3 St. Michaels Yard,
Dundee, DD4 9AP

"Three bedroom semi-detached family home in popular residential area"

- Hallway
- WC
- Lounge
- Kitchen/Diner
- 3 Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Garden

EPC Rating C

OFFERS OVER £190,000
HR VALUATION IS £200K



Description

Lindsays are delighted to offer to the market this three bedroom semi-detached family home in a popular residential area. Located just off Clepington Road, St. Michaels Yard is ideally situated for ease of access to a number of local amenities including, shops, schools and easy commuting to other towns and cities.

The property benefits from gas central heating & double glazing throughout. Included in the sale are the integrated cooker and oven, dishwasher, all floorcoverings, light fittings, blinds where fitted and wardrobes in bedrooms.

The property is split over two levels and the ground floor comprises: Hallway with useful WC, bright lounge and a fitted kitchen with ample space for dining. Upstairs there is storage in hallway along with the spacious principle bedroom with shower room ensuite, two further generously sized double bedrooms and a family bathroom with shower over bath.

Externally to the front of the property is the driveway providing off-street parking for two vehicles and leads to the single garage. The garden to the back of the property is fully enclosed and mainly laid in lawn with a patio seating area.

This property is suited to a variety of purchasers and early 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.

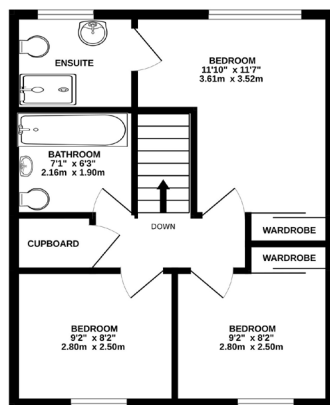
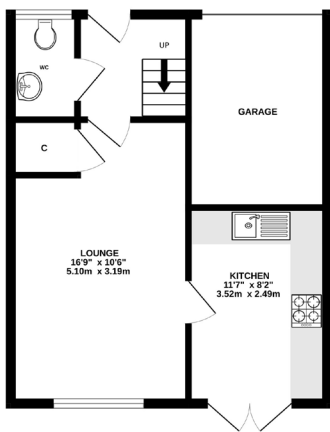
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt 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 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.