



lindsays

23 Maryfield Terrace,
Dundee DD4 7AE

"Stunning semi-detached three bedroom villa in popular location"

- Vestibule & Hallway
- Dining/Kitchen
- Utility
- WC
- Lounge
- Primary Bedroom with Ensuite
- Two Further Bedrooms
- Bathroom
- Gardens

EPC Rating E

OFFERS OVER £245,000



Description

This is an excellent opportunity to purchase this three bedroom, semi-detached villa situated in a popular residential area. Maryfield Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route offering straightforward access to Dundee City Centre. This lovely home is brought to the market in move in condition throughout and benefits from gas central heating, double glazing & a partly floored attic. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with the fridge/freezer (no guarantees given).

The accommodation is split over two floors and the ground floor comprises: Vestibule & Hallway, modern fitted kitchen with ample space for dining and a seating area, useful utility room leading to the WC & back garden. Finishing off the downstairs is the bright and spacious lounge with beautiful bay window & fireplace. Upstairs is the large primary bedroom with shower room ensuite and built in storage, two further generously sized double bedrooms one with built in storage and a family bathroom with shower over the bath and chrome towel rail.

Externally to the front of the property is a well maintained garden laid in lawn, patio & mature plants. To the rear of the property is the easily maintained astro turf garden. Parking is available on Maryfield Terrace outside the property.

This property will appeal to a number of buyers 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.

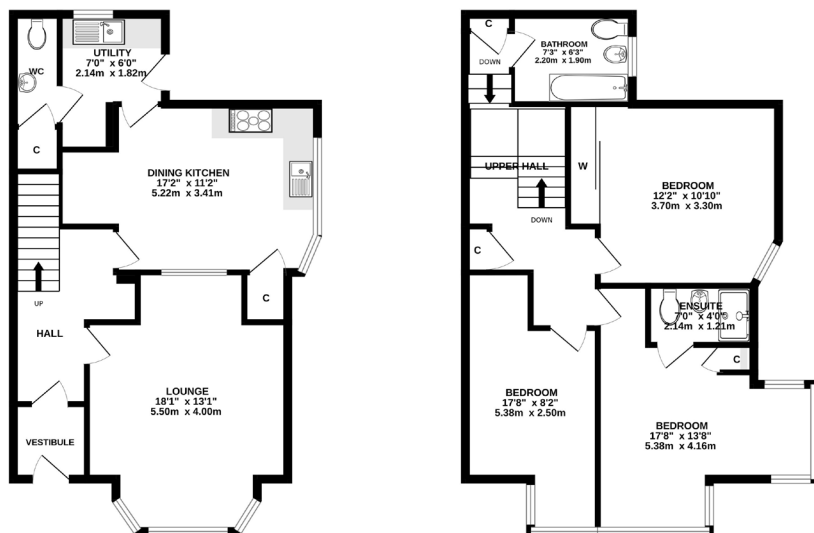
Viewing

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 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.