



lindsays

7 St Marys Road,
Dundee, DD3 9DH

"Delightfully spacious 3 Bedroom Semi-Detached Villa, in move-in condition".

- Entrance Vestibule
- Reception Hall
- WC/Cloakroom
- Lounge
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms (1 x En-Suite)
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage, Driveway & Gardens

EPC Rating E

OFFERS OVER £310,000



Description

This semi-detached villa with original period features offers spacious, versatile accommodation over two levels ideal for the growing family. The property has been exceptionally well maintained over the years by the current owners and is presented to the market in a stylish, move-in condition. Located in the popular residential area of Downfield, to the north of the City, convenient for schools, local shops, supermarkets and retail parks and with easy access to the city centre by regular public transport.

The accommodation comprises; entrance vestibule, reception hall, well-proportioned lounge/dining room with large bay windows to the front and fireplace housing a living flame effect gas fire, a modern kitchen/breakfast room with range cooker, integrated extractor hood and dishwasher. There is also space for an American style fridge-freezer and a family sized dining table and chairs. A door opens from here to the conservatory. The utility room has plumbing for a washing machine. All of the bedrooms are good sized doubles, with bedroom one having fitted wardrobes and an en-suite shower room. The family bathroom has a four-piece white suite. Outside the front garden is planted with mature shrubs and a driveway providing off-street parking leading to the large double garage. The secluded rear garden is fully enclosed with areas of faux grass and patio area which provides the ideal spot for outdoor entertaining.

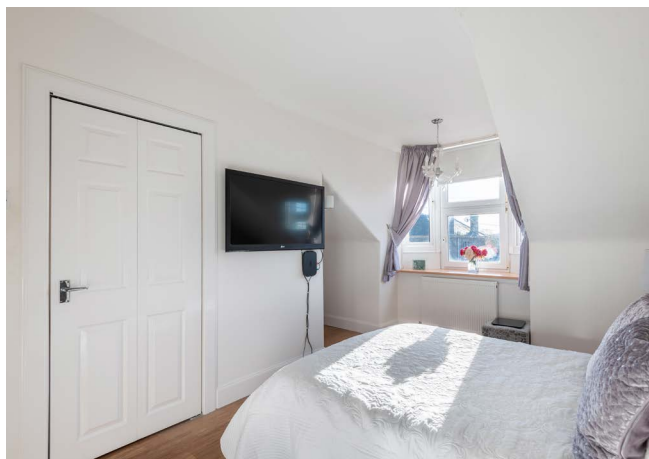
Properties like this are rare to come to market and we do recommend viewing to appreciate the size and standard of the accommodation on offer.

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.

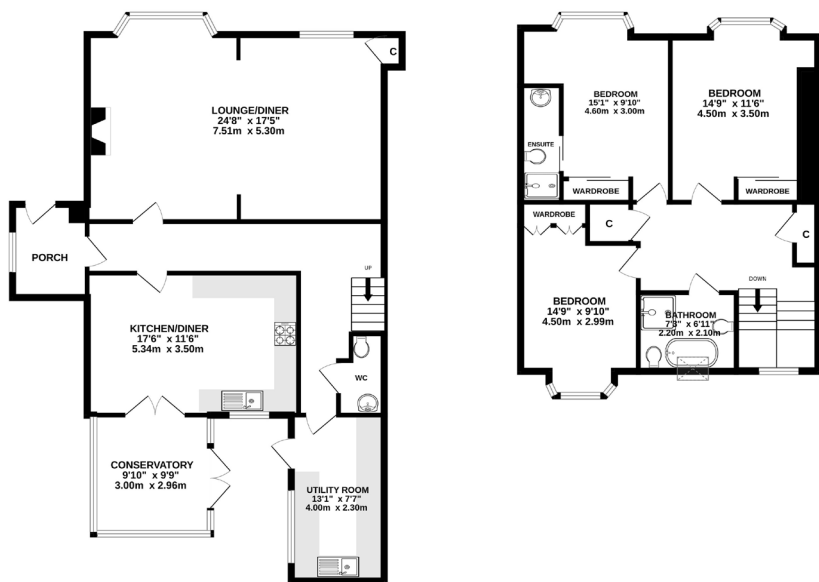
Viewing

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 errors, omissions 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 capability 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.