



lindsays

59 Frederick Street,
Dundee, DD3 9DE

"Delightfully spacious 4-Bedroom Detached Bungalow, ideal for the family buyer".

- Entrance Vestibule
- Reception Hall
- WC/Cloakroom
- Lounge
- Kitchen/Dining
- 4 Spacious Double Bedrooms
- Shower Room
- Large Attic Space
- Double Glazing
- Gas Central Heating
- Driveway & Gardens

EPC Rating D

OFFERS OVER £270,000



Description

This detached bungalow offers spacious accommodation all on one level ideal for the growing family. The property has been meticulously refurbished and upgraded and is presented to the market in 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 with all accommodation leading off, well-proportioned lounge with large bay window to the front, a modern kitchen/dining room with integrated hob, double oven, extractor hood, dishwasher, fridge, freezer and washing machine. There is also space for a family sized dining table and chairs and a door opens from here to the rear garden. A useful airing cupboard provides the perfect space to dry washing. All four bedrooms are good sized doubles, with bedroom one having wall length fitted wardrobes. The shower room has a wc, wash hand basin and large shower enclosure with thermostatic shower. There is a large attic space that could be converted and utilised to provide further living accommodation, subject to the necessary planning consents being obtained. Outside the front garden is laid with chipped stones, mature shrubs and a driveway providing off-street parking. The rear garden is fully enclosed with areas of chipped stones, large timber garage/store and a paved patio which provides the ideal spot for outdoor entertaining.

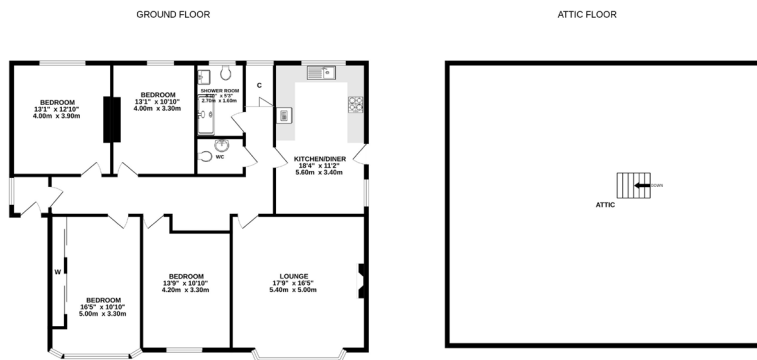
The property is likely to appeal to a range of buyers and we do recommend early viewing to appreciate.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee as to their operation 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.