



**lindsays**

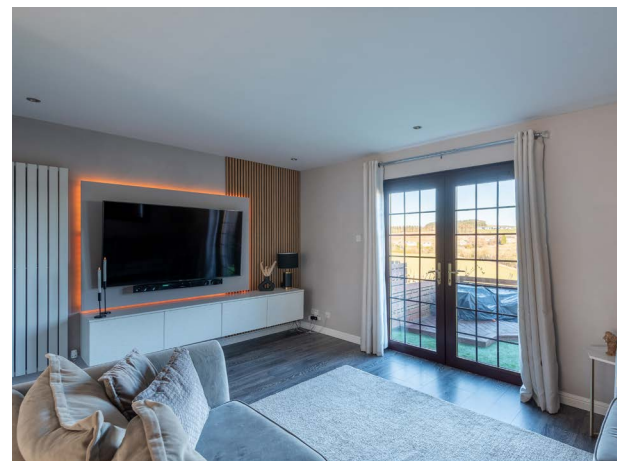
**8 Baldragon View**  
Dundee, DD3 9SB

*"A stylish mid terraced two bedroom villa in immaculate condition throughout"*

- Vestibule
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens

EPC Rating C

**OFFERS OVER £165,000**



## Description

Located in a quiet cul-de-sac in a desirable area on the northern edge of Dundee this lovely terraced villa will be an ideal home for a variety of buyers including those looking for their first home. The property is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding dishwasher and washing machine in the kitchen.

Entering the accommodation through the vestibule on the ground floor you will find a contemporary open plan lounge/dining/kitchen featuring French doors to the rear garden, ample floor and wall units and a breakfast bar. Moving to the upper floor there are two double bedrooms both benefitting from fitted wardrobes and the main bedroom boasts lovely countryside views.

Externally at the front of the villa lies a small decked space to enjoy the afternoon sun and off street parking. The main garden lies at the rear and is laid with astroturf and a decking area to make the most of the lovely country views.

We strongly recommend early viewing not to be disappointed.

## 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.

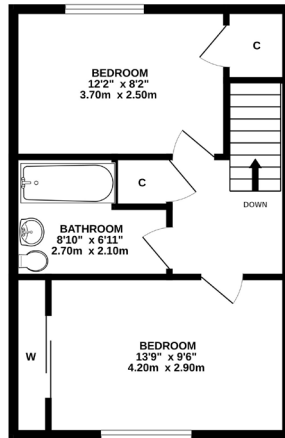
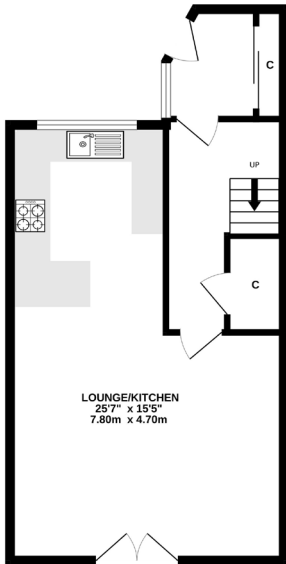
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST 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 guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 6/2014

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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.