



lindsays

74 West School Road,
Dundee, DD3 8PQ

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

- Entrance Vestibule
- Reception Hall
- Lounge
- Dining Room
- Kitchen; Utility Room
- Four Bedrooms
- Bathroom
- Double Glazing; Gas Central Heating
- Garage; Driveway & Gardens

EPC Rating D

OFFERS OVER £220,000



Description

This semi-detached bungalow offers spacious accommodation over two levels ideal for the growing family. 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 with large bay window to the front, dining room, kitchen with space for freestanding appliances, utility room with plumbing for washing machine and dishwasher, two large double bedrooms on the lower level, along with the family bathroom. On the upper level there are two further bedrooms, one of which may provide potential for creation of further accommodation if required (subject to the necessary planning consents being obtained).

The property sits in a large plot with the front garden laid with lawn and a driveway providing off-street parking leading to the single garage, whilst the large rear garden is enclosed and laid with lawn and mature shrubs and trees.

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

Area

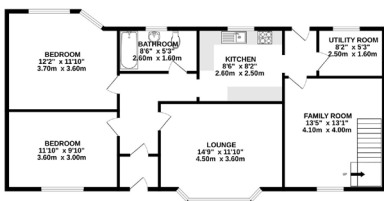
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

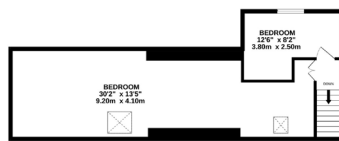
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



We do every attempt 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 quality 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.