



lindsays

18 Sutherland Place,
Dundee, DD2 2HG

"A well-presented semi-detached home in a popular residential area"

- Hallway
- Lounge
- Shower Room
- Kitchen
- Conservatory
- 2 Bedrooms
- Driveway & Car Port
- Front & Rear Gardens

EPC Rating Band F

OFFERS OVER £190,000



Description

An excellent opportunity to purchase this well presented semi-detached home located within a popular, quiet residential area of Dundee. Sutherland Place is ideally situated with ease of access to all necessary local amenities. The property is in move in condition throughout and practical benefits include electric heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with integrated white goods.

The accommodation on the ground floor comprises a hallway, an attractive lounge with bay window and gas fireplace, modern shower room, fitted kitchen with ample storage space and gas hob, and a lovely spacious conservatory that leads to the garden. Upstairs is the primary bedroom with beautiful outlook along with a further bedroom with great storage.

Externally to the front of the property is a small chip stone garden along with the driveway providing off-street parking for multiple cars and leading to the car port. The main garden is to the rear of the property this is a generously sized, well maintained and fully enclosed space with a lovely monobloc seating area, landscaped lawn and includes a green house and the newly purchased shed.

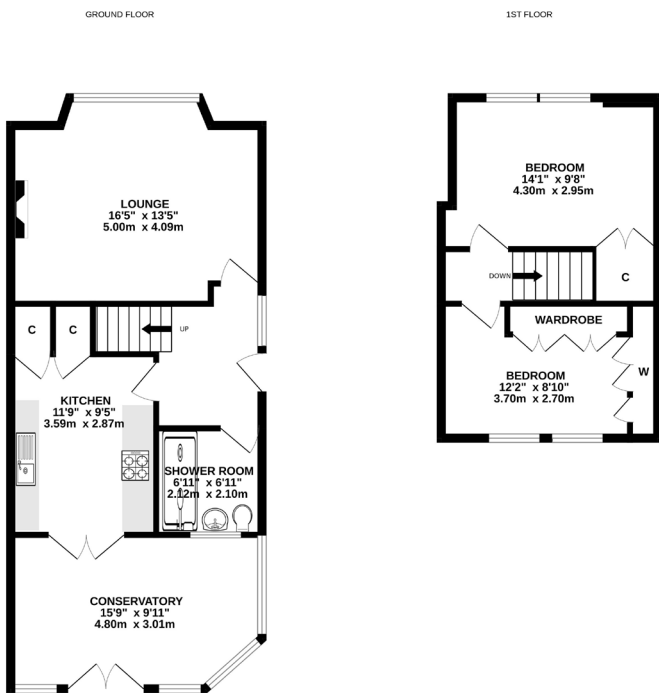
This fantastic home is sure to be popular and early viewing is highly recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 contents, fixtures 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.