



lindsays

12 Rosehall Gardens
Dundee, DD2 4UE

"An attractive semi-detached villa located in the popular Gowrie Park close to Ninewells Hospital"

- Hallway
- Lounge
- Dining Kitchen
- Conservatory
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway

EPC Rating D

OFFERS OVER £175,000



Description

An excellent opportunity to purchase this attractive family home which is located in a quiet cul-de-sac in the popular West End of Dundee just minutes from Ninewells Hospital. The property benefits from double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation is spread over two levels and on the ground floor you will find a bright, comfortable lounge, dining kitchen with conservatory leading from the dining area and the family bathroom with shower over the bath. On the upper floor there are two double bedrooms and a single room or home office.

Externally at the front of the property lies a driveway leading to a single garage. There is an easily maintained small garden laid mainly with chips and mature shrubs. The rear garden is also easily maintained being laid with stone chips and a paved patio. The garden shed is also included in the sale.

This is an ideal home for a variety of buyers and 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.

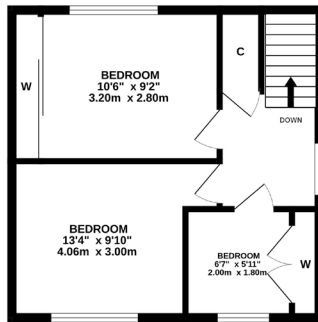
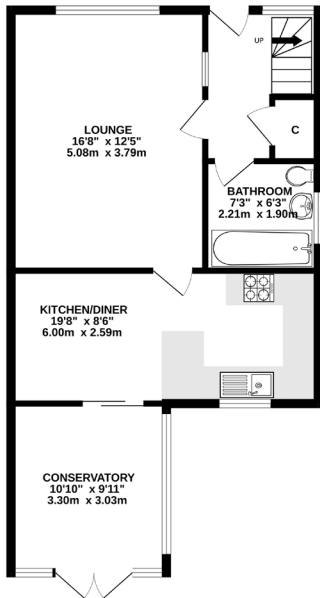
Viewing

By appointment through Lindsays on 01382 802050



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 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 capability 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.