



**lindsays**

12 Rosebank Place,  
Dundee, DD3 6UB

*"Three bedroom mid terraced three bedroom villa in a popular residential area"*

- Hallway
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Shower Room
- Driveway
- Garden

EPC Rating D

**FIXED PRICE £125,000**



## Description

This is an excellent opportunity to purchase this three bedroom mid terraced villa in a popular residential area. Rosebank Place is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. It is only a short distance to Dundee City Centre. The property benefits from electric heating and double glazing. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with all white goods.

This family home is split over two floors and comprises; Hallway, bright and spacious lounge with Juliet balcony and a large kitchen with ample counter, cupboard and dining space. Two double bedrooms with built in storage, one with a door leading to the rear garden, along with a further bedroom/boxroom with built in cupboard, and a modern shower room.

Externally to the front of the property is the driveway, small lawn garden and a useful small store. The main garden is to the rear of the property this is a fully enclosed area mainly laid in lawn.

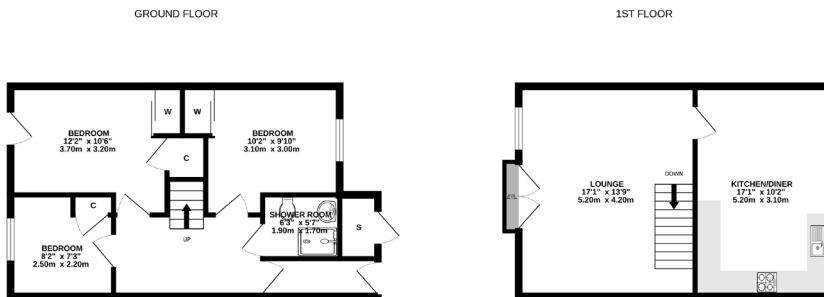
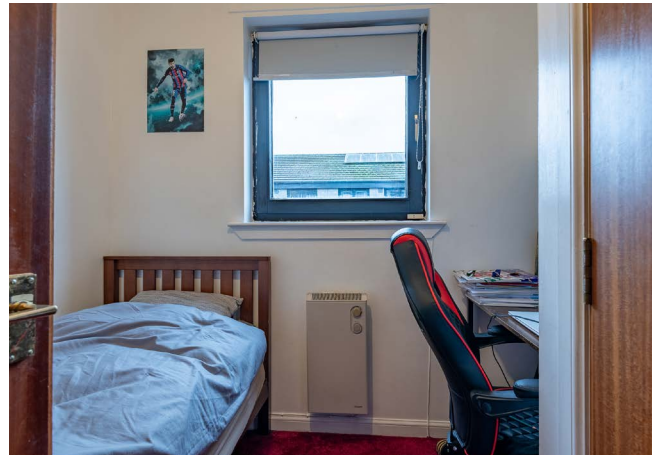
This property will appeal to a number of buyers and early viewing is highly recommended.

## 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](mailto:Dundeeproperty@lindsays.co.uk)



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. The 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 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.