



lindsays

12 Catterline Crescent,
Dundee, DD3 9RN

"A stylish, mid terraced two-bedroom villa in move-in condition"

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £130,000



Description

Located in a quiet cul-de-sac in a residential 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 tv unit in the lounge, the integrated kitchen appliances as detailed and the freestanding washing machine and fridge-freezer in the kitchen (no warranties provided).

The accommodation comprises on the ground floor: entrance hall with cupboard below the stairs, bright, south facing lounge with separate dining area and French doors to the garden, kitchen with integrated hob, oven and extractor hood and breakfast bar. The upper floor has two double bedrooms and the shower room which is wet-walled and tiled has a thermostatic shower. Outside at the front of the villa there is a timber deck, ideal for enjoying the afternoon sun. The rear garden is laid with chipped stone.

We strongly recommend early viewing of this property to avoid disappointment.

Area

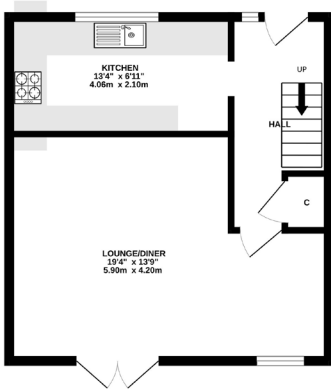
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

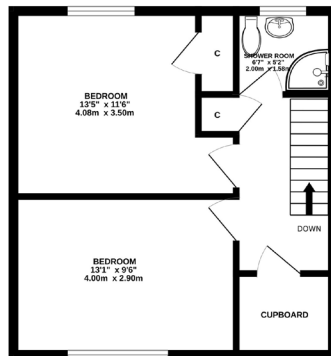
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan ©2005.

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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.