



**lindsays**

**2 Westhall Terrace  
Duntrune, Dundee, DD4 0SN**

*"A charming end terraced villa with beautiful countryside views"*

- Vestibule
- Lounge
- Family Room
- Kitchen/Diner
- 2 Double Bedrooms
- Cloakroom/WC
- Shower Room
- Double Glazing
- Electric Heating
- Private Rear Garden
- Driveway

EPC Rating E

**OFFERS OVER £145,000**



## Description

A rare opportunity to purchase this charming end terraced villa which is located in the delightful hamlet of Duntrune just a few minutes from Dundee. This unique property is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the double oven, hob, fridge freezer, dishwasher and washing machine. Other items may be available by separate negotiation.

The property is entered at the rear of the building on the first floor which takes you into the spacious kitchen/diner with ample floor and wall units and room for dining. Also on the first floor lies the bright west facing lounge featuring a wood burning stove, a lovely dual aspect family room boasting the beautiful open country views and a useful cloakroom/WC. The two double bedrooms are hosted on the ground floor along with the modern shower room. There is a large attic which has been partially floored.

Externally this home benefits from a driveway providing off street parking and a private rear garden laid with lawn and a vegetable plot.

This unique home and lovely semi-rural setting can only be fully appreciated by viewing which is highly recommended.

## Area

Westhall Terrace lies on the northern edge of Dundee City just a few minutes drive from the Sainsburys Superstore and about fifteen minutes to Forfar. 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.

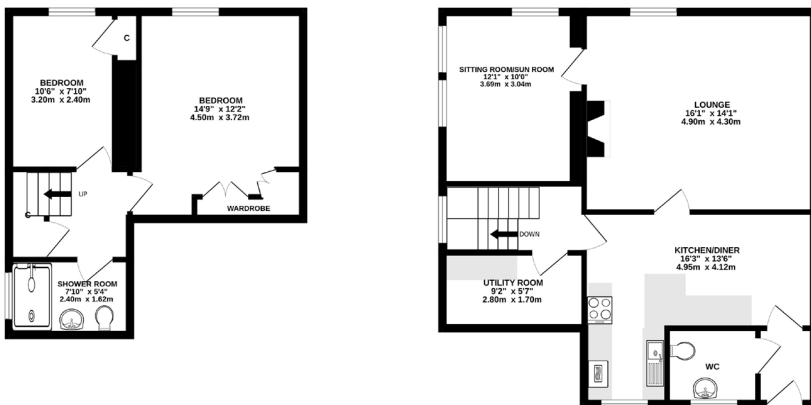
## Viewing

By appointment through client on 07806787236 or contact Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto: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, floors and any other thing are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.