



**lindsays**

17 Whitefauld Road,  
Dundee, DD2 1RH

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

- Entrance Vestibule
- Hallway
- Kitchen
- Lounge/Dining
- Bedroom/Dining Room
- 2 Further Bedrooms
- Family Bathroom
- Shower Room
- Driveway
- Front & Rear Gardens

EPC Rating C

**OFFERS OVER £245,000**



## Description

An excellent opportunity to purchase this well presented semi-detached villa located within a popular West End of Dundee. Whitefauld Road is ideally situated with ease to access to all necessary local amenities & close proximity to Ninewells Hospital. The property is in move in condition throughout and practical benefits include gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the white goods.

This lovely family home offers flexible living split over two levels and the ground floor comprises: Entrance vestibule, hallway with storage under the stairs and modern fitted kitchen with breakfast bar for dining and a door to the rear garden. Bright and spacious lounge with ample space for dining as well. A lovely large room with stunning views, currently being used as an office however could be utilised as a double bedroom or dining room, a further bedroom with fitted wardrobes and a family bathroom with shower over the bath. Upstairs is the generously sized primary bedroom with excellent storage and lovely views along with a shower room with storage.

Externally there is a driveway to the side of the property providing off-street parking for multiple cars and to the front is a garden area mainly laid in lawn. The main garden is to the rear of the property this is fully enclosed and mainly laid in lawn, included in the sale is the lovely summer house.

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.

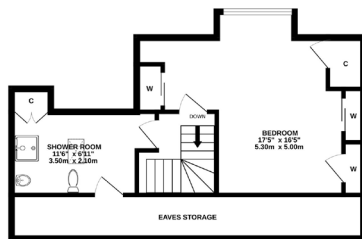
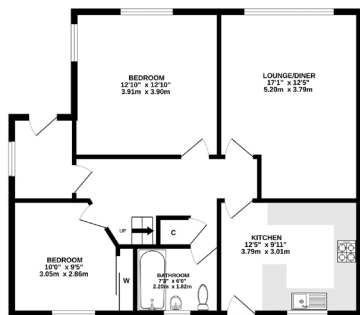
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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 operability 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.