



**lindsays**

43 Foggyley Gardens,  
Dundee, DD2 3LT

*"A spacious two/three bedroom end terraced villa perfect for the growing family."*

- Hallway
- Lounge
- Dining Room/Bedroom 3
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

**OFFERS OVER £155,000**



## Description

This is an excellent opportunity to purchase this, two/three-bedroom end terraced villa in a highly popular residential area. Foggyley Gardens is ideally situated for ease of access to a large number of local amenities schools including shops and schools. A regular commuter bus route is also located close by.

The accommodation comprises on the ground floor: hallway, bright and spacious lounge, fitted kitchen with integrated hob, oven, extractor hood, fridge, freezer and dishwasher. A useful rear hall area has plumbing for a washing machine and space for tumble dryer, with a door opening out to the rear garden. The dining room is a lovely room which could be used as a third bedroom if required. Upstairs there are two further double bedrooms and a family bathroom with separate shower enclosure. Outside to the front of the property the garden is laid with lawn and borders. The side and rear gardens are also laid with lawn and planted with mature shrubs and a garden shed. Benefits include gas central heating, double glazing and attic space. Included in the sale are all fitted floor coverings, blinds where fitted, integrated kitchen appliances as detailed and the garden shed.

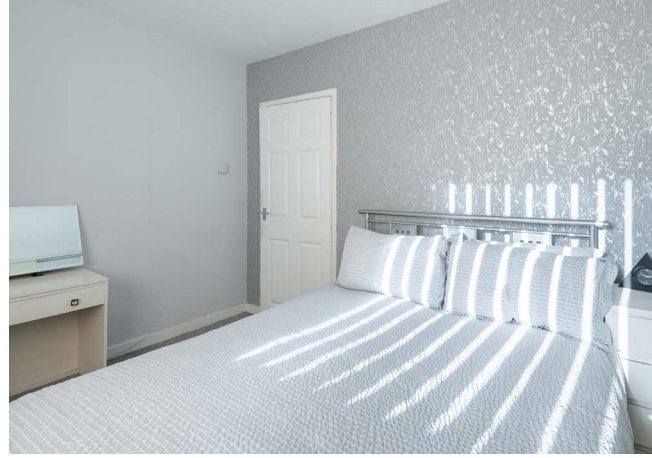
This property will appeal to a number of buyers and early viewing is highly recommended.

## 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.

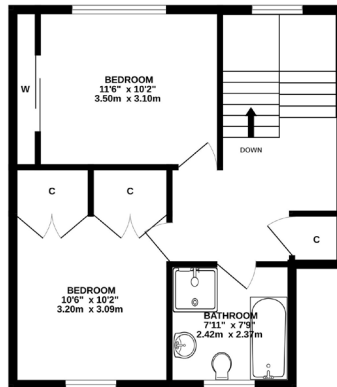
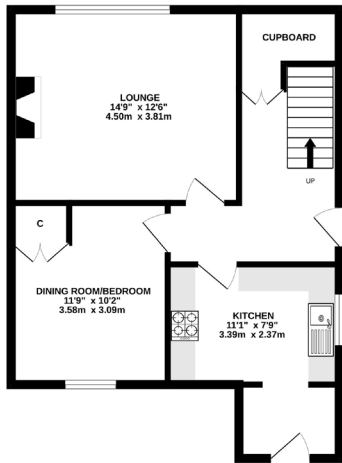
## Viewing

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



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 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.