



**lindsays**

296 Old Glamis Road,  
Dundee, DD3 0GY

*"Three-Bedroom Semi-Detached Family Villa situated to the north of the city".*

- Reception Hall
- Lounge /Dining Room
- Kitchen
- Utility Room
- Three Bedrooms (Principal En-Suite)
- Bathroom
- WC/Cloakroom
- Double Glazing
- Gas Central Heating
- Solar Panels
- Garage & Gardens

EPC Rating C

**OFFERS OVER £240,000**





## Description

Located in a residential area to the north of Dundee, this semi-detached villa built by H & H Properties in 2019 has been tastefully upgraded and extended by the present owners to provide spacious, versatile accommodation ideal for the growing family looking for a home close to schools, shops and a host of leisure amenities. A regular bus service provides access to the city centre and beyond.

The accommodation comprises on the ground floor; reception hall with wc/cloakroom, bright lounge/dining room with built-in banquette seating and doors to the garden, kitchen with integrated hob, oven, extractor hood, fridge, freezer, dishwasher and washing machine. The rear of the garage has been converted to provide a spacious utility room fitted with wall and base units providing excellent additional storage, and space for a tumble dryer and second freezer. On the upper floor there are three bedrooms, with the principal having a walk-in dressing room which doubles as a home office if required, and an en-suite shower room. There is also a family bathroom with shower and glazed screen over the bath. Outside the front is laid with paving and driveway providing off-street parking for two vehicles. The rear garden is laid with lawn and borders, and a covered timber terrace providing an ideal spot in which to relax and enjoy the garden in all weathers. The front part of the garage remains as the perfect storage area for bikes, DIY and gardening equipment. Included in the sale are the carpets and floor coverings, integrated appliances as detailed, window blinds (where fitted), playhouse and children's swing set.

This property will appeal to a variety of buyers and we do recommend early viewing to appreciate the very high standard of finish and presentation of this lovely home.

## 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.

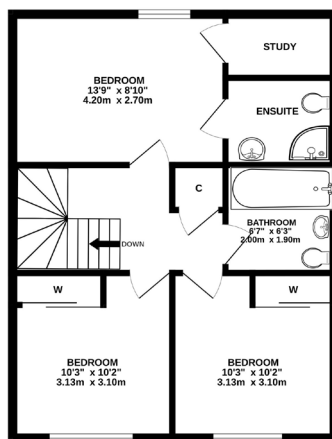
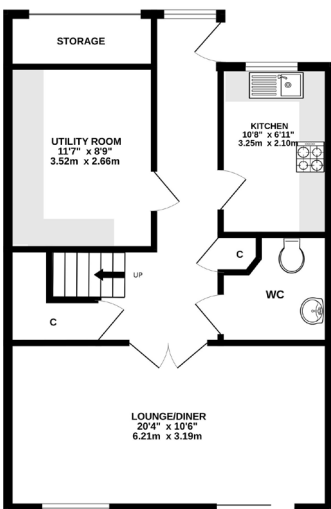
## Viewing

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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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.