



lindsays

6 Ledmore Terrace
Dundee, DD2 4UF

"A tastefully extended detached four bedroom home in the popular Gowrie Park Area"

- Hallway
- Lounge
- Open Plan Kitchen/Dining/Living Room
- Cloakroom/WC
- Utility Room
- Primary Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating C

OFFERS OVER £300,000



Description

Lindsays are delighted to offer to the market this beautifully presented detached villa which is located in the sought after area of Gowrie Park on the western edge of Dundee just minutes from Ninewells Hospital. This lovely family home has been tastefully extended over two levels 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 integrated double oven, hob, microwave, fridge freezer and dishwasher in the kitchen.

Entering the home on the ground floor you will find an elegant lounge with French doors leading to the rear garden. The hub of the home is the stylish open plan kitchen/dining/living room laid with laminate flooring and featuring French doors to the rear garden. A practical utility room and cloakroom/WC completes the ground floor. Moving to the upper floor the delightful primary bedroom boasts an en suite shower room and excellent open storage space. There are three further bedrooms with two benefitting from fitted wardrobes and the family bathroom with shower over the bath.

Externally at the front of the villa lies off street parking for up to three vehicles. The main garden lies at the rear and is laid with a patio and stones with the side garden laid to lawn. The summerhouse and shed will also be included in the sale. This superb family home in a quiet cul-de-sac location can only be fully appreciated by viewing which is highly recommended.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050



While 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 quantity or efficiency can be given. Made with Metrepro ©2022

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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.