



lindsays

73 St. Kilda Road,
Dundee, DD3 9NH

"Two bedroom home with lots of potential in popular location"

- Hallway
- Kitchen
- Lounge/Diner
- 2 Double Bedrooms
- Bathroom
- Gardens

EPC Rating D

OFFERS OVER £110,000



Description

This is an excellent opportunity to purchase this two bedroom semi-detached home with lots of potential in a popular location. St. Kilda Road is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. The property benefits from gas central heating & double glazing. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with washing machine.

The property while may need some modernisation throughout is in good overall condition and downstairs comprises: Hallway, kitchen with good storage along with a door leading to the garden and a bright lounge with ample space for dining. Upstairs is a large primary bedroom with built in storage along with a further generously sized double bedroom also with built in storage and a family bathroom with shower over the bath.

Externally to the front of the property a small lawn garden along with a well maintained plant bed. The main garden is to the rear of the property, and this is a good size fully enclosed area mainly laid in lawn. Parking can be found the street directly outside the property.

This property is an ideal purchase for a first time buyer or investor and early viewing is highly recommended.

Area

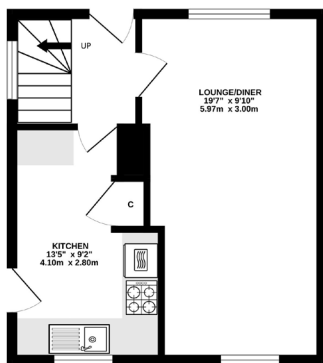
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

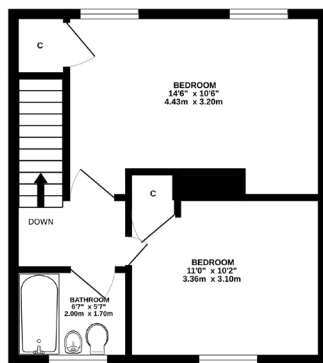
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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 capability or efficiency can be given.
Made with Metronix i2025

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.