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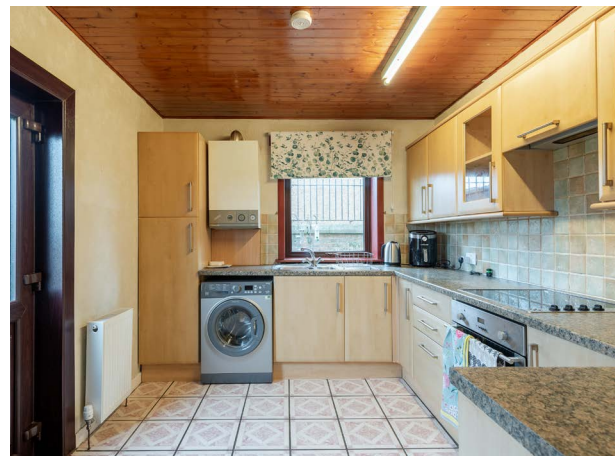
38 St. Kilda Road,
Dundee, DD3 9LZ

*"Spacious three bedroom family home
in popular location"*

- Hallway
- Lounge/Diner
- Kitchen
- Three Bedrooms
- Bathroom
- Driveway & Gardens

EPC Rating D

OFFERS OVER £125,000



Description

38 St. Kilda Road is a spacious three bedroom family home located within a popular residential location with lots of potential. St. Kilda Road is ideally located with ease of access to local amenities such as schools, shops and public transport. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings and light fittings.

This family home does require some modernisation in places and comprises; hallway with storage under the stairs, bright and spacious lounge with space for dining, fitted kitchen with door leading to the back garden, and family bathroom with separate shower cubicle. Upstairs there are three generously sized double bedrooms one with built in storage.

Externally to the front of the property is the monobloc driveway providing off-street parking along with a small lawn garden with mature plants. The main garden is to the rear of the property, this is a large fully enclosed south facing area mainly laid in lawn and comes with a shed included in the sale.

This property would be suited to a variety of purchasers and early viewing is highly recommended.

Area

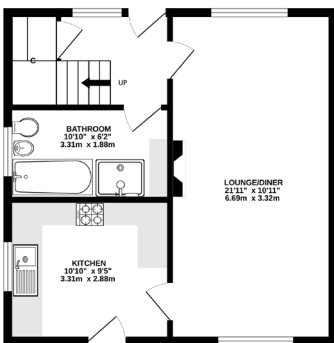
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

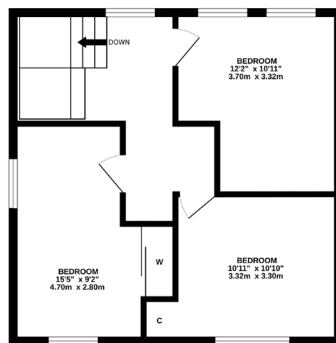
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures, 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 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.