



**lindsays**

8 Charlotte Street,  
Dundee, DD3 8PF

*"Semi-Detached Villa set in a well-regarded location to the north of the City".*

- Entrance Porch & Hallway
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Shower Room
- WC
- Double Glazing
- Gas Central Heating
- Garage
- Front & Rear Gardens

EPC Rating E

**FIXED PRICE £160,000**



## Description

Located in the ever-popular Downfield Area of Dundee this semi-detached villa offers an excellent opportunity to create the home of your dreams in an excellent location close to schools, shops and a host of leisure amenities. A regular bus service provides access to the city centre and beyond. The property benefits from double glazing and gas central heating and an abundance of space should the lucky buyer wish to extend the property to the side and/or rear (subject to the necessary planning consents being obtained).

The accommodation comprises on the ground floor; entrance porch, hallway with storage cupboard, wc, lounge, dining room and kitchen. On the upper floor there are three double bedrooms and a family shower room with large modern shower enclosure and thermostatic shower. Outside there are good sized gardens to the front side and rear laid in a combination of lawn, borders and paving for ease of maintenance. There is also a driveway which provides parking for several vehicles leading to the double garage.

Properties in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate the potential 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.

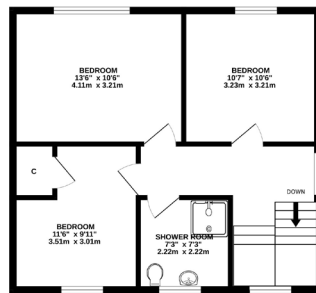
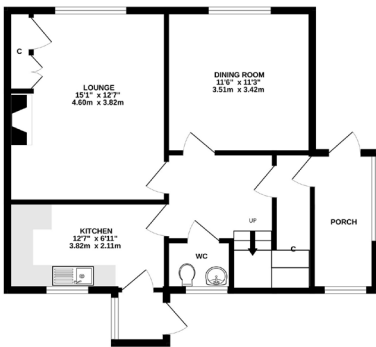
## Viewing

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.