



lindsays

90 Arbroath Road,
Dundee DD4 6LR

"Substantial five bedroom, semi-detached villa in a popular residential area."

- Reception Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Five Bedrooms
- Study
- Shower Room
- Family Bathroom
- WC
- Garage & Drive
- Gardens

EPC Rating D

OFFERS OVER £300,000



Description

This is an excellent opportunity to purchase this substantial five bedroom, semi-detached villa in a popular residential area. Arbroath 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 offers extremely spacious and versatile accommodation over two floors. On the ground floor there is a reception hallway, bright and spacious lounge with bay window and wood burning stove and dining room. There is a large kitchen with island feature, study, shower room and WC. Upstairs there is a large master bedroom with bay window, four further good size bedrooms and family bathroom with shower over the bath. Benefits include double glazing, gas central heating and many original features. The large attic has been fully floored.

Externally there is a small garden to the front and a long drive with room for multiple vehicles leading to the detached garage. The rear garden is a combination of lawn and decking.

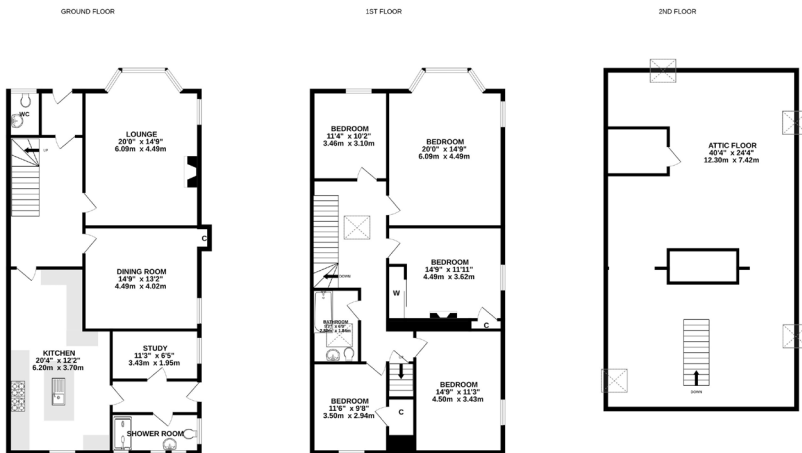
Early viewing is highly recommended to fully appreciate the property on offer.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and full responsibility is taken for any error or omission of this 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 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.