



**lindsays**

87 Dalrymple Terrace,  
Dundee, DD2 2EH

*"A two-bedroom detached bungalow  
in a popular residential area"*

- Vestibule
- Hallway
- Lounge
- Dining Room
- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom
- Driveway & Garage
- Front & Rear Gardens

EPC Rating D

**OFFERS OVER £230,000**





## Description

An excellent opportunity to purchase this detached bungalow located within a popular residential area of Dundee. Dalrymple Terrace is ideally situated with ease to access to all necessary local amenities such as schools, local shops and within easy reach of Ninewells Hospital and the city centre. The property requires a degree of upgrading and practical benefits include gas central heating and double glazing throughout. Included in the sale are all floor coverings, blinds where fitted, integrated kitchen appliances as detailed and the greenhouse.

The accommodation comprises a vestibule, reception hall, lounge with bay window to the front, dining room, conservatory with doors to the garden, kitchen with a range of units and integrated hob, oven and extractor hood. One of the bedrooms and bathroom are located on the lower floor. Upstairs there is a large second bedroom which could be converted to provide additional accommodation if required (subject to necessary planning consents being obtained). Outside to the front of the property the garden is laid with lawn and borders, along with a driveway providing off-street parking leading to the garage. The rear garden is laid with lawn, borders and a greenhouse.

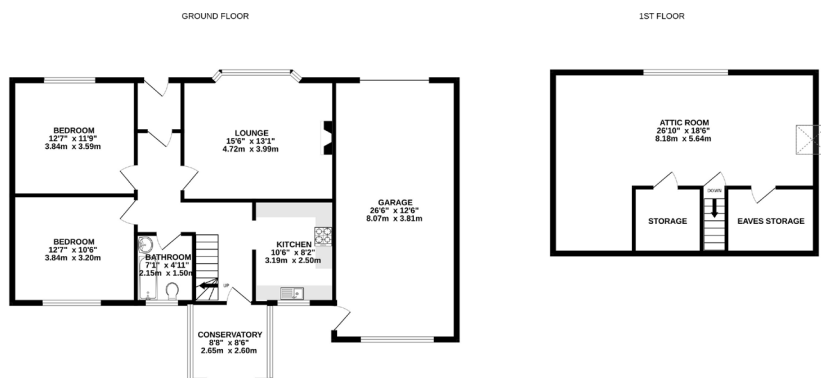
This home is sure to be popular and early viewing is highly recommended.

## 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](mailto: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 no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capacity or efficiency on the given date.  
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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.