



lindsays

69 Denoon Terrace,
Dundee DD2 2EB

"Spacious four bedroom semi-detached villa in a popular residential area."

- Hallway
- Lounge
- Dining Room
- Conservatory
- Breakfasting Kitchen
- Four Double Bedrooms
- Family Bathroom
- Shower Room
- Study
- Tandem Garage
- Gardens

EPC Rating C

OFFERS OVER £240,000



Description

This is an excellent opportunity to purchase this spacious, four bedroom semi-detached villa in a popular residential area. Denoon Terrace is ideally situated for ease of access to a number of amenities including shops, schools and a regular commuter bus route. Ninewells Teaching Hospital is also within easy reach. From the rear of the property there are lovely views over Dundee towards the Sidlaws and the Law Hill.

The property has versatile accommodation spread over two floors and comprises: Hallway, bright and spacious lounge with bay window, dining room, breakfasting kitchen and conservatory. There are also two good sized double bedrooms and family bathroom. Upstairs there are two further bedrooms, shower room and study which gives access to the attic space. Benefits include double glazing and gas central heating. Included in the sale will be all floor and window coverings along with the light fittings. White goods will also be included but no guarantees will be given. Some furniture will be available under separate negotiation.

Externally there is a small garden to the front with a monoblock drive leading to the tandem garage. The back of the garage is currently being utilised as a workshop. The rear garden is a combination of lawn, paving and a number of mature plantings. There are two summer houses which will be included.

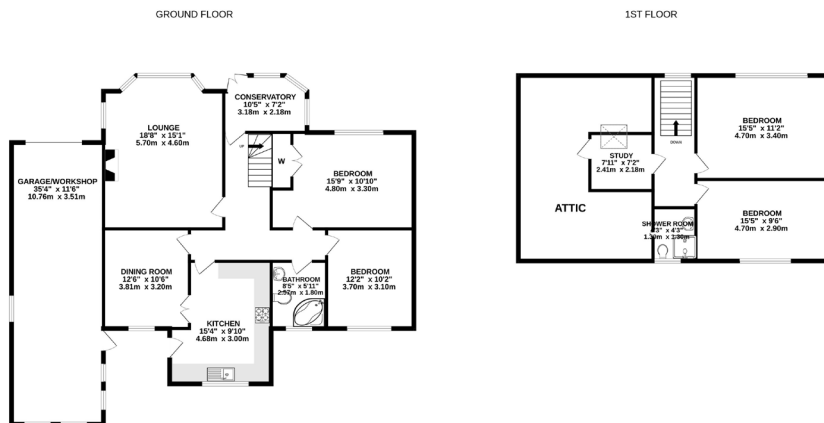
This property can only be fully appreciated by viewing which is highly recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2025

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.