



**lindsays**

**32 Blyth Street**  
Dundee, DD2 2LT

*"A three bedroom mid terraced villa in close proximity to Dundee City Centre"*

- Vestibule
- Lounge
- Kitchen/Diner
- Cloakroom/WC
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

EPC Rating C

**OFFERS OVER £170,000**





## Description

An excellent opportunity to purchase this attractive mid terraced villa which is ideally located in a quiet cul-de-sac within walking distance of Dundee City Centre. This family home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation on the ground floor comprises a bright lounge with understair cupboard, spacious kitchen/diner with patio doors leading to the rear garden and a practical cloakroom/WC. Moving to the upper floor you will find two double bedrooms both having fitted wardrobes, a single room and the contemporary bathroom with shower over the bath. The attic has been floored, accessed via a ladder and benefits from power and light.

Externally at the front of the villa lies off street parking for two vehicles. The main garden lies at the rear and is laid with a paved patio and faux grass.

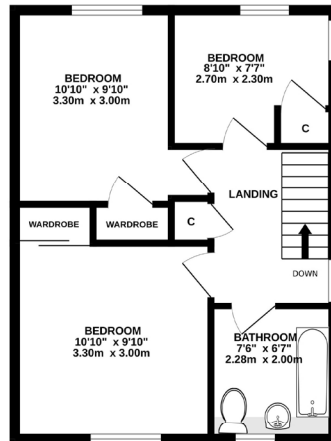
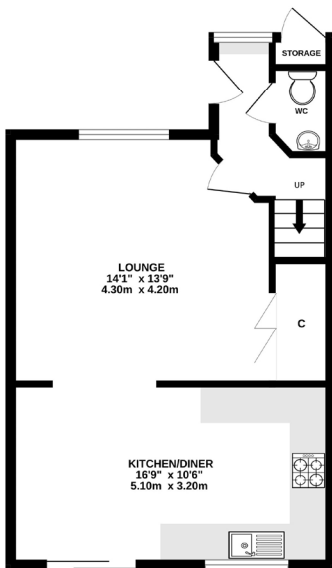
This is a great home for a first time buyer and a central location and viewing is highly recommended.

## 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



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.