



lindsays

5B Claverhouse Old Road
Dundee, DD4 9BY

"A stylish detached three bedroom villa in a popular residential area"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Cloakroom/WC
- Primary Bedroom with En Suite & Dressing Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

EPC Rating B

OFFERS OVER £250,000



Description

Located to the north of Dundee City in a very popular area of Dundee this stylish detached villa lies in a tranquil cul-de-sac close to all local amenities. This lovely home benefits from double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, dishwasher and hob in the kitchen.

On entering the villa on the ground floor you will be impressed with the feeling of space in the open plan hub of the home which features French doors to the rear garden, comfortable seating areas and ample dining space for entertaining. There is a practical cloakroom/WC also with storage and a large understair cupboard used for utilities.

Moving to the upper floor the stunning master bedroom boasts both a dressing room and en suite shower room. There are two further double bedrooms and the family bathroom with shower over the bath. The attic can be accessed by a ladder.

Externally at the front of the villa lies off street parking for two vehicles. The main garden lies at the rear and is an excellent entertaining space. With a raised decking, patio areas and lawn to enjoy the summer months.

This lovely home 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.

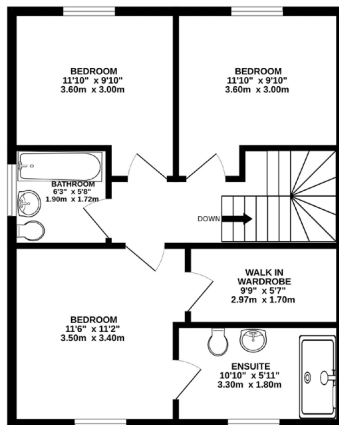
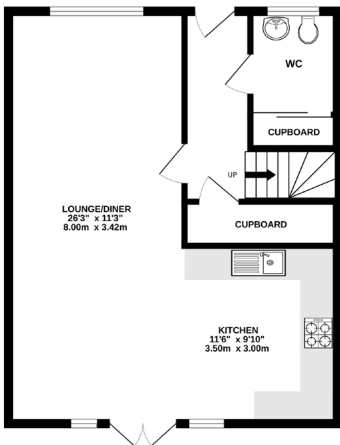
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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.