



lindsays

22 Bonnyrigg Place,
Dundee DD4 7DA

"Delightful semi-detached bungalow perfect for the 1st-time or retired buyer."

- Hallway
- Lounge
- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Modern Electric Heating
- Driveway & Gardens

EPC Rating E

OFFERS OVER £140,000



Description

Lindsays are delighted to offer to the market this extended semi-detached bungalow located in a popular residential area to the east of the city. Bonnyrigg Place is ideally situated for access to a number of local amenities including shops, schools and a regular bus route to the city centre and Broughty Ferry. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and garden shed. Freestanding kitchen white goods are also included (no warranties provided).

The property is in move-in condition, having been well maintained by the present owner with accommodation comprising hallway with built-in cloaks cupboard, spacious lounge with double doors leading to the kitchen which has integrated hob, oven, extractor hood and fridge. There is plumbing for both a washing machine and dishwasher and space for a freezer and tumble dryer. A door leads to the conservatory which is a lovely place to sit and enjoy a coffee whilst looking out to the well-maintained rear garden. Both bedrooms are situated to the rear and the fully tiled bathroom has a white suite with instant shower and glazed screen over the bath. A hatch with 'Ramsay' style ladder provides access to the floored attic space which is suitable for storage. Outside to the rear the garden is landscaped with chipped stone and borders with mature plants and shrubs and a garden shed. The front garden is also laid with chipped stone and borders with a driveway providing off-street parking. There is also a lean-to storage shed perfect for gardening equipment or bikes etc. Practical benefits include double glazing and modern electric heating.

This property will no doubt appeal to a wide variety of buyers and early internal viewing is highly recommended.

Area

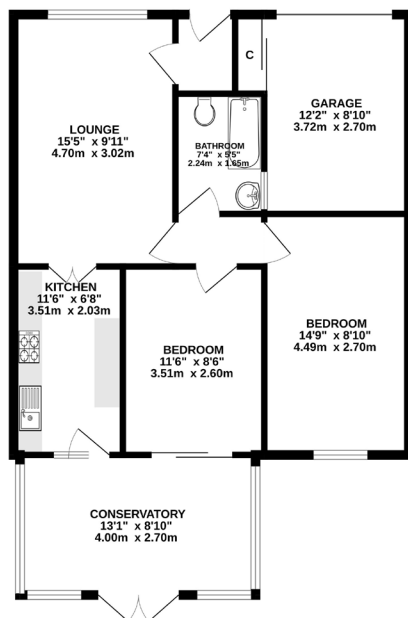
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 01383 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the floorplan. It is the purchaser's responsibility to verify the measurements and details of the property before purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.

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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.