



lindsays

4 Constitution Terrace
Dundee DD3 6JE

“Spacious four-bedroom, lower divided villa in move-in condition, close to the city centre.”

- Vestibule
- Reception Hall
- Lounge
- Dining Room
- Kitchen
- Four Bedrooms
- Home Office
- Family Bathroom
- WC & Shower Room
- Garage
- Gardens

EPC Rating D

OFFERS OVER £285,000



Description

Lindsays are delighted to offer to the market this impressive ground floor and basement apartment within this B listed divided stone-built villa, located just a short walking distance from the city centre and both universities. Ninewells Teaching Hospital is also within easy reach. This well proportioned and characterful property retains an abundance of period features including: wood panelled doors, ornate plasterwork and wood panelling in the dining-room, with herringbone parquet flooring in the dining room and hall. Practical benefits include recently installed partial double glazing, gas central heating and is beautifully decorated throughout.

The property offers spacious and adaptable period accommodation over two levels and comprises: entrance vestibule, reception hallway, bright and spacious south facing lounge with original feature fireplace with wood burning stove, formal dining room with original wall panelling, kitchen with integrated hob, oven, extractor hood, fridge and freezer, utility cupboard with plumbing for washing machine and space for tumble dryer, four double bedrooms, two of which have built in wardrobes, home office, wc, shower room and family bathroom. Externally there are mature gardens to both front and rear with a secluded patio, lawns and established trees and bushes. A garage is accessed from the rear on Constitution Street.

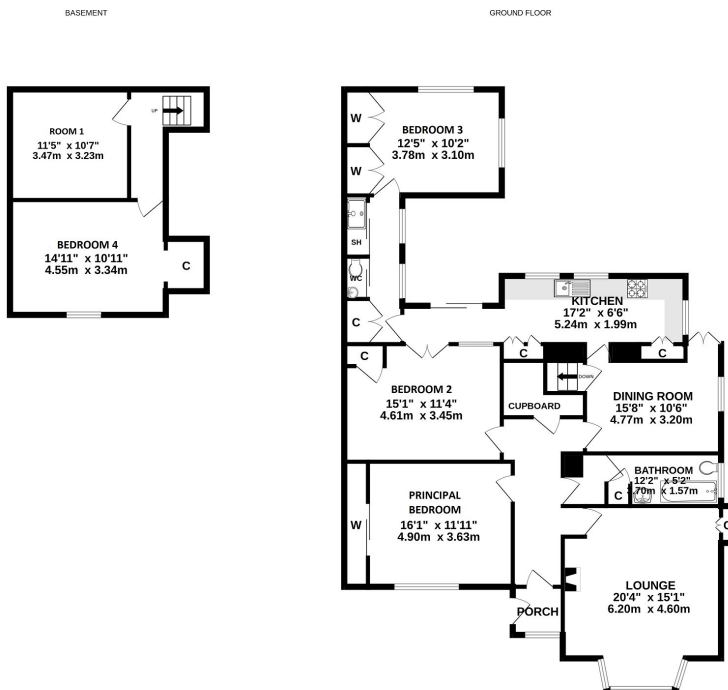
This is charming period residence with an urban idyll can only be fully appreciated by viewing which is highly recommended.

Area

Constitution Terrace is located just off Constitution Road at the foot of the Law Hill Conservation 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 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 quantity or efficiency can be given.
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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.