



**lindsays**

19 Elmwood Road,  
Dundee, DD2 2DY

*"A two-bedroom semi-detached bungalow in a popular residential area"*

- Hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway & Garage
- Front & Rear Gardens

EPC Rating E

**OFFERS OVER £170,000**





## Description

An excellent opportunity to purchase this semi-detached bungalow located within a popular residential area of Dundee. Elmwood Road is ideally situated with ease to access to all necessary local amenities such as schools, local shops and within easy reach of Ninewells Hospital and the city centre. The property requires a degree of upgrading and practical benefits include gas central heating and double glazing throughout. Included in the sale are all carpets, floor coverings and blinds where fitted and other items may be included after discussion with the owner.

The accommodation comprises a hallway, an attractive lounge featuring two windows, kitchen with porch leading off it, two bedrooms and a wet room. Outside to the front of the property the garden is paved for ease of maintenance, along with a driveway providing off-street parking for multiple cars and leading to the garage. The rear garden is laid mainly with lawn and includes a summerhouse and greenhouse.

This home is sure to be popular and early viewing is highly recommended.

## Area

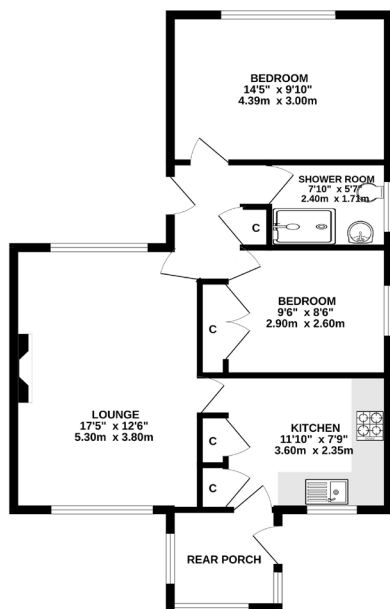
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description 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 fixtures, fittings and appliances shown have not been tested and the guarantee as to their operability or efficiency can be given.  
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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.