



**lindsays**

15 Viscounts Pend  
Dundee DD4 9RJ

*"Immaculately presented three bedroom semi-detached villa in a popular location"*

- Hallway
- Lounge/Diner
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Ensuite & WC
- Utility Room/Store
- Drive
- Gardens

EPC Rating C

**OFFERS OVER £225,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom semi detached villa in a much sought after location. Viscounts Pend is ideally situated for a number of amenities and has excellent access links to the Kingsway arterial route and the A90 Dundee to Aberdeen road.

The property offers versatile accommodation over two floors and comprises: hallway, bright and spacious lounge/diner with patio doors leading to the rear garden. There is a modern fitted kitchen with integrated appliances and WC. The integral garage has been converted into a lovely utility room with the front of the garage being used as a useful garage. Upstairs the principal bedroom has built in wardrobes and ensuite shower room. There are two further double bedrooms both with built in storage and family bathroom with shower over the bath. Benefits include double glazing, gas central heating and attic space with Ramsay ladder. Included in the sale will be all floor and window coverings along with the light fittings. The washing machine, shed and rattan sofa will also be included.

Externally there is off street parking for two vehicles. The garden to the rear is fully enclosed and is laid mainly with lawn with areas of patio and decking.

This property will appeal to a number of buyers 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.

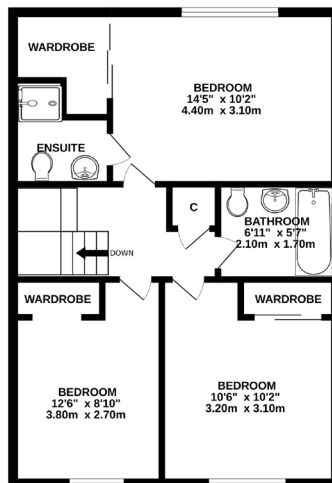
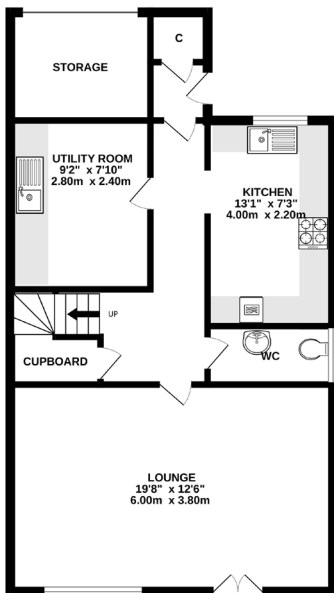
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST 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, 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.

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.