



**lindsays**

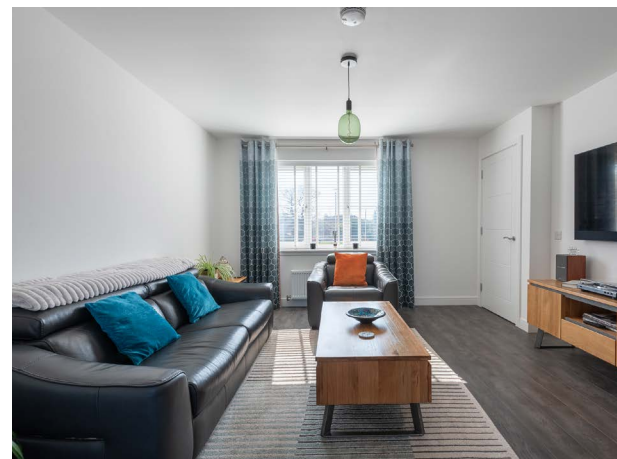
**29 Bleachfield**  
Dundee, DD4 9FT

*"A stylish detached 4 bedroom villa in a popular residential area"*

- Hallway
- Lounge
- Open Plan Kitchen Diner
- Utility Room & WC
- Principle Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Solar Panels
- Garage & Driveway
- Gardens

EPC Rating B

**OFFERS OVER £270,000**



## Description

Located in a very popular area on the northern edge of Dundee this stylish detached family home will appeal to a wide variety of buyers. This lovely home is in move in condition throughout and practical benefits include double glazing, gas central heating and solar panels. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, dishwasher and fridge freezer in the kitchen.

On entering the accommodation on the ground floor you will find the bright, south facing lounge with understair cupboard, contemporary kitchen/diner with French doors leading to the rear garden and practical utility room with cloakroom/wc.

Moving to the upper floor the delightful principle bedroom boasts triple wardrobes with mirror doors and an en suite shower room. There are three further bedrooms and the family bathroom with shower over the bath.

Externally on arriving at the villa you will find a driveway providing off street parking and leading to a single garage with power and light. The main garden lies at the rear and is laid mainly with lawn with a paved patio. The garden is fully enclosed making this both child and dog friendly. The shed will also be included in the sale.

This is a lovely home is likely to be popular and early viewing is highly recommended.

## Area

Bleachfield is a quiet cul-de-sac located on the northern edge of Dundee City in close proximity to the A90 to Aberdeen and the Morrisons Superstore. 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.

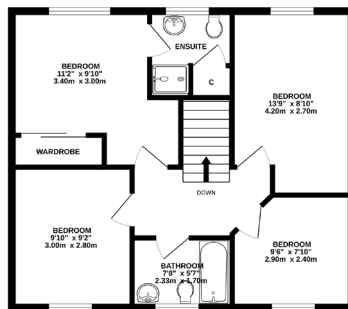
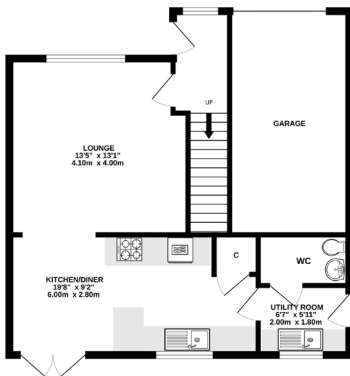
## Viewing

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 description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is given as to their operability or efficiency can be given. Made with Metropack iCAD25

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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.