



lindsays

25 Troon Avenue,
Dundee DD2 3FP

"Well presented four-bedroom detached villa in move-in condition in a popular residential area"

- Entrance Hall
- Lounge
- Family/Playroom
- Conservatory
- Kitchen
- Principal Bedroom with ensuite
- 3 Further Bedrooms
- Family Bathroom
- WC/Cloakroom
- Driveway & Gardens

EPC Rating C

OFFERS OVER £255,000



Description

Lindsays are delighted to offer to the market this well presented four-bedroom detached villa in a popular residential area. Troon Avenue is ideally situated for ease of access to a number of local amenities including shops, schools and is a short distance from a regular commuter bus route.

The property is presented to the market in move in condition, having recently been redecorated and laid with fresh carpeting with accommodation comprising; entrance hall with wc/cloakroom, spacious lounge leading to the conservatory which opens out to the garden, family/playroom, fitted kitchen with integrated hob, oven and extractor hood and plumbing for a washing machine. Upstairs the principal bedroom has built in wardrobes and an ensuite shower room. There are three further good-sized bedrooms all with built in storage, and a family bathroom with thermostatic shower over the bath. Benefits include double glazing, gas central heating and attic space. Outside the front garden is laid with lawn and a driveway providing off-street parking for two cars and leading to the garage. The rear garden is fully enclosed with paving, lawn and large timber deck positioned to take advantage of the late afternoon and evening sun.

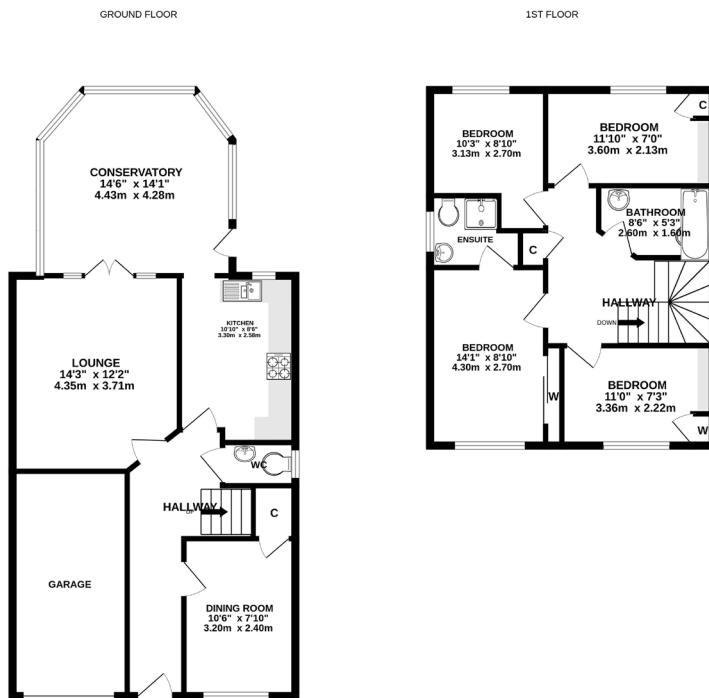
This property will appeal to a number of buyers and early viewing is highly recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2020

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.