



**lindsays**

**26 Chandlers Lane**  
Dundee, DD1 3DH

*"A unique "A " listed end terraced town house with fabulous river views"*

- Entrance Vestibule
- Open Plan Lounge/Dining/Kitchen
- Primary Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- 2 Family Bathrooms
- Cloakroom/WC
- South Facing Side Garden
- Double Glazing
- Gas Central Heating
- 2 Private Parking Spaces

EPC Rating C

**OFFERS OVER £320,000**





## Description

A rare opportunity to purchase this impressive end terraced "A" Listed town house which is located on the edge of the vibrant city quay area of Dundee at the end of the cobbled lane beside the river. This unique home is in move in condition throughout and boasts fabulous panoramic river views from all south facing windows. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, fridge freezer, dishwasher and washer dryer in the kitchen. Other items may be available by separate negotiation.

The accommodation can be entered through a shared doorway at the front of the villa into the south facing open plan lounge/ dining /kitchen which forms the hub of the home. There is also a private rear door into a small courtyard garden and a cloakroom/WC. Moving to the first floor you will find the fabulous primary bedroom featuring dual aspect windows, a wall of fitted wardrobes and an en suite shower room. There is a further double bedroom currently being used as an upper lounge making the most of the stunning views and a family bathroom with shower over the bath. On the top floor you will find two further double bedrooms both with a different view aspect and a second bathroom.

Externally the main garden lies at the side of the villa alongside the river making the most of the amazing aspect and south facing sun. There is a small courtyard garden at the rear which houses a shed. This property boasts two parking spaces, with one at the rear door and the other close by.

This unique home will suit a variety of buyers and can only be fully appreciated by viewing.

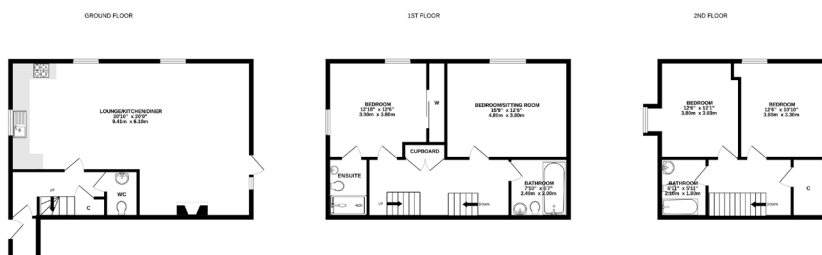
## Area

Chandlers Lane is located on the edge of the river in City Quay just a few minutes walk to the vibrant city centre and V & A Museum.

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



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.  
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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.