



lindsays

20 Melfort Place
Dundee, DD3 0SD

"A tastefully presented mid terraced villa located on the northern edge of Dundee"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Cloakroom/WC
- Double Bedroom with Dressing Room
- Further Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Private Garden

EPC Rating C

OFFERS OVER £135,000



Description

Located in a quiet cul-de-sac to the north of Dundee City this lovely home is an ideal purchase for a first time buyer. The property is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge freezer, dishwasher and washing machine in the kitchen.

On entering the property on the ground floor you will find a generous and comfortable open plan lounge/dining/kitchen and a practical cloakroom/WC. Moving to the upper floor the main bedroom boasts fitted wardrobes and a dressing room. The dressing room previously was bedroom three and could easily be converted back. The second double bedroom also benefits from fitted wardrobes. A modern shower room with double shower cubicle completes the accommodation.

Externally at the front of the villa lies a garden area which is not owned by the property but they have used for many years. At the rear is an easily maintained private garden laid in mono-bloc. There is ample bay parking at the rear of the property and also in Melfort Place. Trottick Nature Reserve is only a stone's throw away from the property.

This lovely home can only be fully appreciated by viewing which is highly recommended.

Area

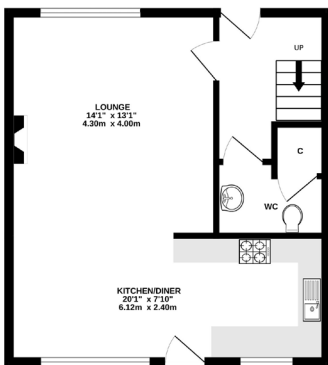
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

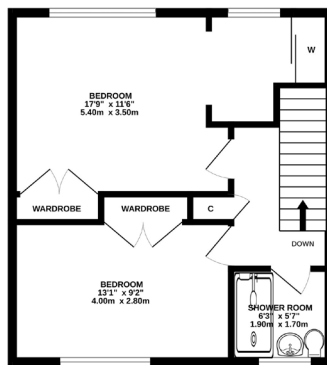
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details the appropriate 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020.

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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.