



lindsays

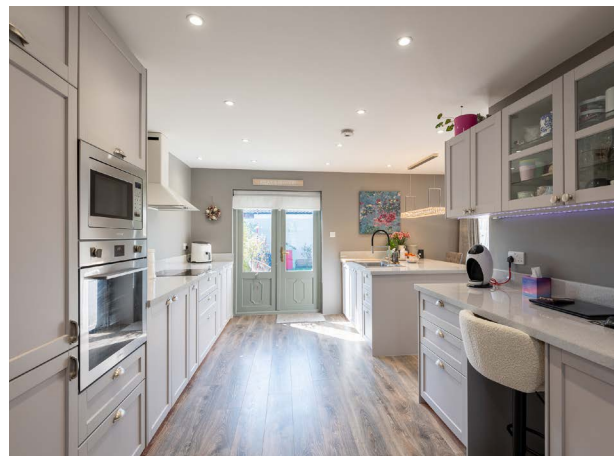
35 Sanderson Place
Newbigging, DD5 3RQ

"A well presented 3 bedroom semi-detached family home in a quiet cul-de-sac location"

- Vestibule
- Hallway
- Lounge
- Open Plan Kitchen/Diner
- Conservatory
- Utility Store
- 3 Double Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Oil Fired Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £250,000



Description

An excellent opportunity to purchase this well presented semi-detached family home which is located in the charming village of Newbigging just a few minutes drive from Broughty Ferry, Monifieth and Carnoustie. This lovely home is in move in condition throughout and has been tastefully upgraded by the current owner. Practical benefits include double glazing, oil fired central heating, EPV charging point and underfloor heating in the downstairs kitchen/diner, conservatory and bathroom. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, microwave, dishwasher, fridge and freezer in the kitchen.

The accommodation on the ground floor comprises a comfortable lounge which opens onto a recently upgraded open plan kitchen/diner featuring a breakfast bar, dining area and utility store along with ample floor and wall units. Doors open from the dining area out to a conservatory which overlooks the rear garden. The downstairs bathroom has been fully upgraded and now includes both a bath and a shower cubicle. A double bedroom with generous fitted wardrobes completes the ground floor accommodation.

Moving to the upper floor you will find a large double bedroom featuring a walk in wardrobe, further double bedroom and a shower room.

Externally at the front of the property lies a driveway providing off street parking for up to three vehicles and leading to a single garage. The main garden lies at the rear and is fully secluded being laid mainly with lawn and a decked area.

This lovely family home and village location can only be fully appreciated by viewing which is highly recommended.

Area

The village of Newbigging lies around a ten minute drive from Dundee and is ideally situated for easy commuting to all towns in Angus. It benefits from a local primary school and secondary schooling can be found in Carnoustie and Monifieth. The A92 links Newbigging to Dundee and towards Aberdeen. 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.

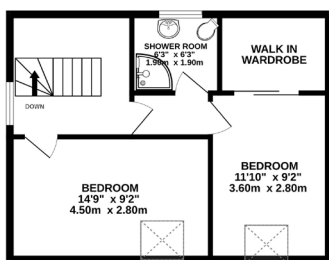
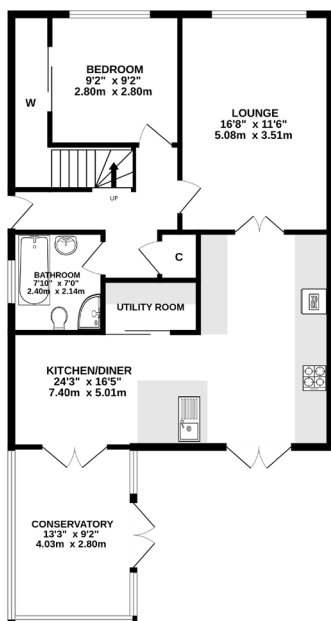
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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.
Made with Metrepro 12/2015

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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.