



lindsays

**8A McLean Street,
Dundee, DD3 9QJ**

"Exceptionally spacious, three-bedroom family home in popular location"

- Hallway
- WC/Cloakroom
- Lounge/Dining Room
- Kitchen & Utility Room
- 3 Double Bedrooms (1 x E/S)
- Family Bathroom
- Driveway & Garage
- Gardens

EPC Rating C

OFFERS OVER £240,000



Description

This is an excellent opportunity to purchase a very spacious three-bedroom linked villa located in a quiet cul-de-sac in a popular residential area. McLean Street is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. The property benefits from gas central heating & double glazing. Included in the sale are the fitted floorcoverings, blinds where fitted along with the integrated kitchen appliances as detailed.

The property has been well maintained and upgraded by the present owners and is presented to the market in move in condition, with accommodation comprising; entrance hallway, wc/cloakroom, bright spacious lounge/dining room with windows to the front and rear, modern fitted kitchen with 'Corian' worktops and integrated hob, oven, microwave, extractor hood, fridge, freezer and dishwasher. A useful utility room has plumbing for a washing machine and a door to the rear garden and the integral garage. Upstairs all three bedrooms are a great size with fitted wardrobes and the principle bedroom having an en-suite shower room with thermostatic shower. The family bathroom completes the accommodation with a three-piece suite with a corner bath. Outside to the front of the property there is a small lawn garden, with a driveway providing off-street parking leading to the garage to the side of the property. The rear garden is fully enclosed in a courtyard style with paving, ideal for sitting enjoying the sun.

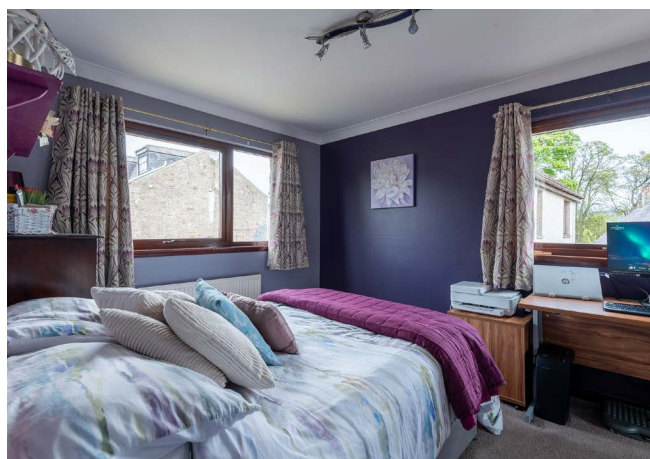
This property will appeal to a number of buyers and early viewing is highly recommended.

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.

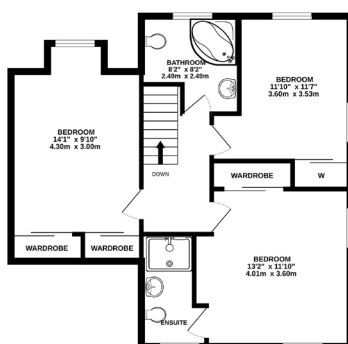
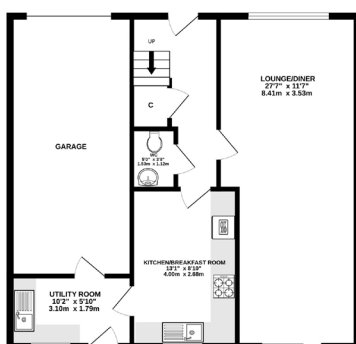
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given.
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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.