



**lindsays**

5 West Street,  
Dundee DD3 6SB

*"Beautifully presented two bedroom terraced villa in a popular residential area"*

- Lounge
- Breakfasting Kitchen
- Conservatory
- Two Double Bedrooms
- Family Bathroom
- Garden

EPC Rating C

**OFFERS OVER £145,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented, two bedroom terraced villa in a popular residential area. West Street is ideally situated for ease of access to a number of local amenities including shops, schools and is a short distance to a regular commuter bus route.

The accommodation comprises: bright and spacious lounge with large store. Modern breakfasting kitchen and large conservatory. There are two good sized double bedrooms and family bathroom with shower over the bath. Benefits include double glazing and gas central heating.

Externally there is a fully enclosed rear garden which is laid mainly in lawn with patio area. Parking is on street.

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.

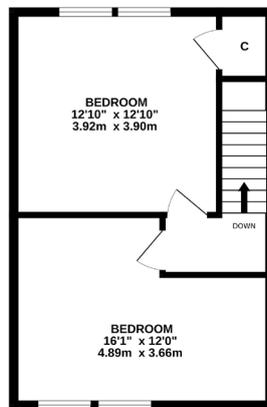
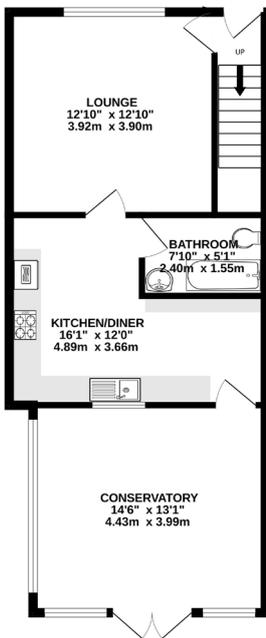
## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is given.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.