



**lindsays**

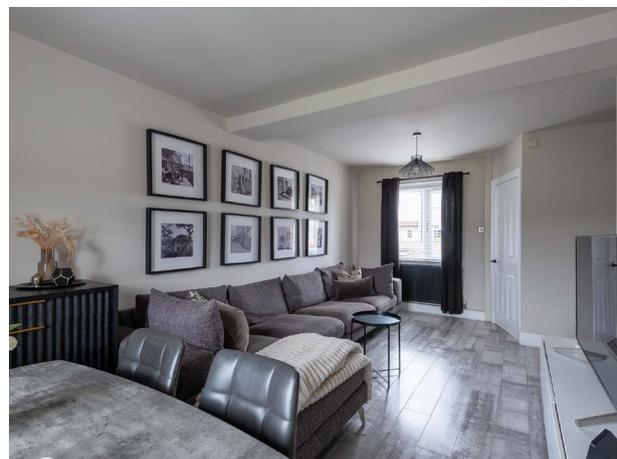
109 Finella Terrace,  
Dundee, DD4 9NE

*"Spacious three bedroom terraced villa  
in the popular Fintry"*

- Hallway
- Lounge/Dining
- Kitchen
- Utility
- 3 Bedrooms
- Family Bathroom
- Driveway
- Garden

EPC Rating D

**OFFERS OVER £135,000**



## Description

Lindsays are delighted to offer to the market this spacious three bedroom terraced villa in the popular area of Fintry. The property is in move in condition and benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted.

The accommodation on the ground floor comprises an attractive, large lounge with space for dining, and a modern fitted kitchen that leads to the useful utility room and also provides access to the rear garden. On the upper floor there are three bedrooms two with built in storage and a modern bathroom with shower over the bath.

Externally to the front of the property is the driveway providing off-street parking for two vehicles. The garden to the back of the property is a fully enclosed large area mainly laid in lawn with a patio seating area.

This property is suited to a variety of purchasers and early viewing is highly recommended.

## Area

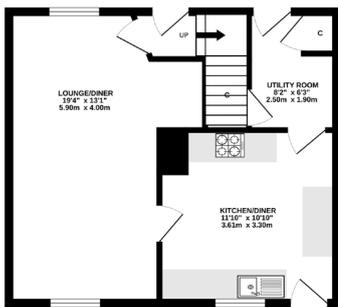
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

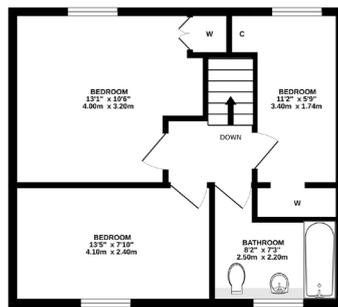
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metropix C205.

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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.