



lindsays

3 Adam Drive,
Dundee, DD3 0SS

Four bedroom detached villa in a popular residential area

- Hallway
- Cloakroom/WC
- Kitchen/Diner
- Family Room
- Lounge
- Primary Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Driveway
- Garden

EPC Rating B

OFFERS OVER £269,000



Description

We are delighted to bring to market this four bedroom detached villa which is located within the popular Craigowl Area to the north of Dundee City. Adam Drive is a popular family location with a park and access to local amenities such as shops, schools and public transport close by. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

This versatile family home offers spacious living over two floors and the ground floor comprises: Hallway with useful storage and cloakroom/WC, a lovely and bright open plan kitchen and dining area with bi-folding patio doors leading to the rear garden. The garage has been converted into an additional family room with excellent storage along with a utility cupboard and finishing off the downstairs is the lounge with patio doors leading to the back garden. Upstairs is the generously sized primary bedroom with a built in wardrobe and a modern shower room ensuite, there is three further bedrooms and two have built in wardrobes along with the family bathroom that has a shower over the bath.

Externally to the front of the property is the driveway providing off- street parking for two cars. The main garden is two the rear of the property, this is a large south facing & fully enclosed space mainly laid in lawn with a decking seating area and shed that is included in the sale.

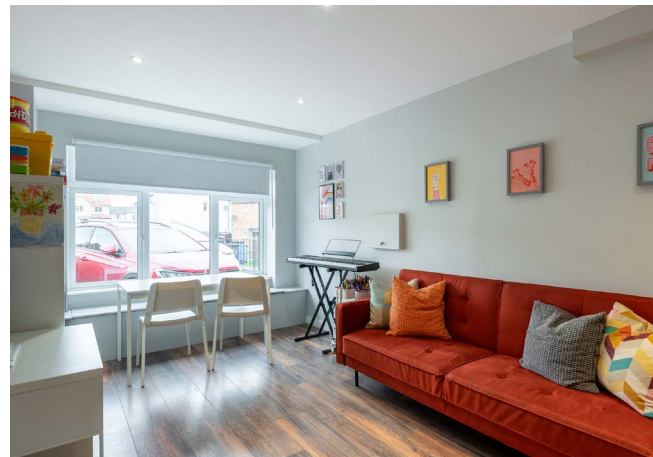
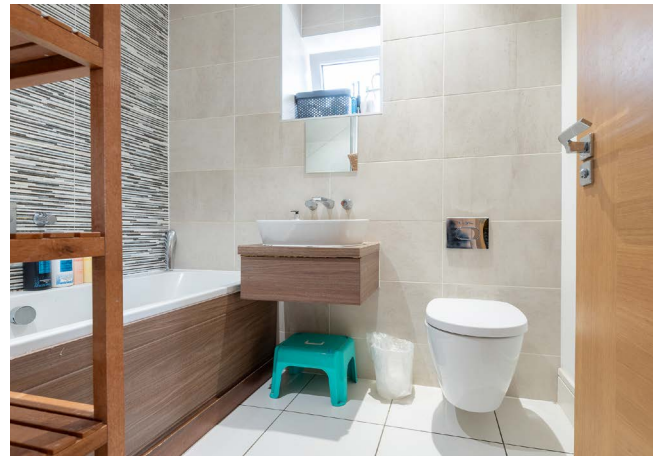
This lovely family home is sure to be popular and early viewing is highly recommended to appreciate the space on offer.

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.

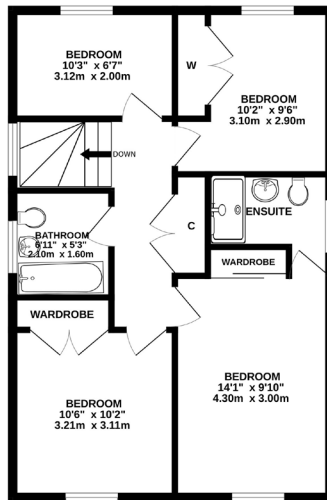
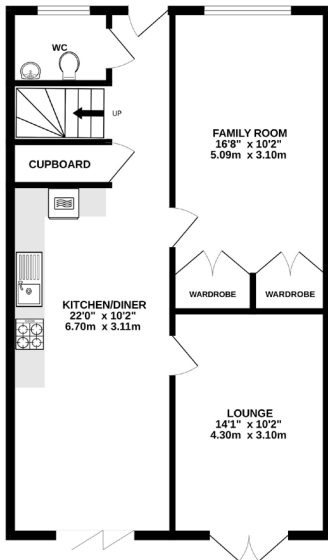
Viewing

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, floors 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.
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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.