



lindsays

42 Kirkstead Drive
Dundee, DD2 2FB

"An attractive semi-detached 3 bedroom villa in close proximity to Ninewells Hospital"

- Hallway
- Lounge
- Kitchen/Diner
- Cloakroom/WC
- Principle Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Gardens

EPC Rating B

OFFERS OVER £205,000



Description

Located in a quiet cul-de-sac in the popular west end of Dundee this lovely home is ideal for a young family or first time buyer and is within walking distance of Ninewells Hospital. The property is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, dishwasher, oven, hob and freestanding washing machine in the kitchen.

On entering the accommodation on the ground floor you will find a comfortable lounge, bright open plan kitchen/diner with French doors leading to the rear garden and a practical cloakroom/WC.

Moving to the upper floor the principle bedroom boasts an en suite shower room. There are two further bedrooms and the family bathroom.

Externally at the front of the villa lies a driveway providing off street parking. The main garden lies at the rear and being south facing benefits from sun throughout the day. It is laid mainly with lawn and includes the garden shed.

This lovely home is in an excellent location and we strongly encourage viewing.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

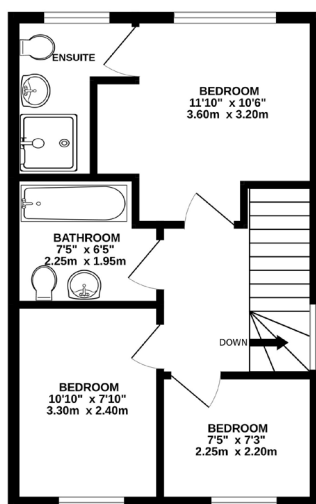
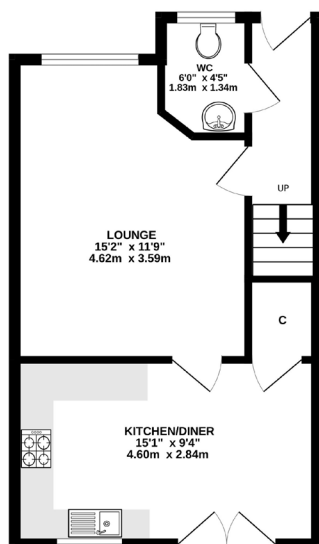
Viewing

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.
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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.