



**lindsays**

**74 Pentland Avenue**  
Dundee, DD2 2BS

*"A two-bedroom mid terraced villa close to Dundee City Centre with delightful views."*

- Entrance Hall
- Lounge/Dining
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Gardens

EPC Rating D

**OFFERS OVER £125,000**





## Description

An excellent opportunity to purchase this well maintained mid terraced villa which is located at the end of a cul-de-sac within walking distance of Dundee City Centre.

This ideal first home is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed. Kitchen white goods and various items of furniture may also be included, should the successful purchaser want them (no warranties provided).

The accommodation on the ground floor comprises the entrance hall, bright south facing lounge/dining room with stunning views over the rooftops towards the river Tay, kitchen with wall and base units with integrated hob, oven and extractor hood and space for other appliances. A door opens out to the rear garden. On the upper floor there are two double bedrooms both having fitted wardrobes, with the front bedroom enjoying the same stunning views to the river, and a modern shower room with instant shower.

Outside at the front of the villa there is an area of garden perfect for sitting enjoying the sun throughout the day. The rear garden is laid with lawn and clothes drying poles.

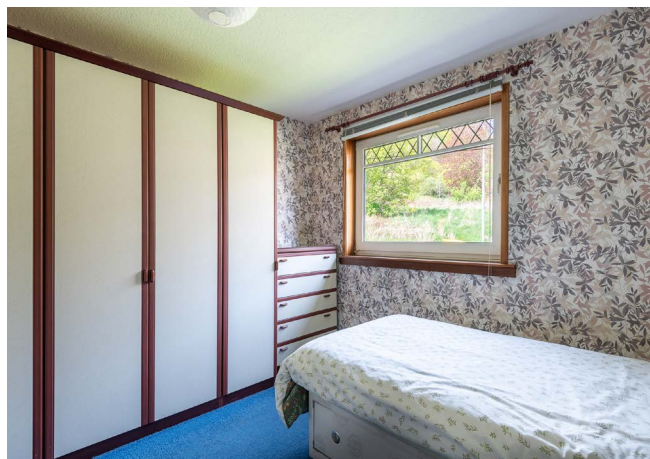
This is a great home for a first-time buyer in an excellent location and viewing is highly recommended.

## 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.

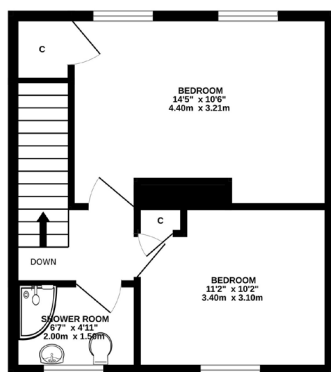
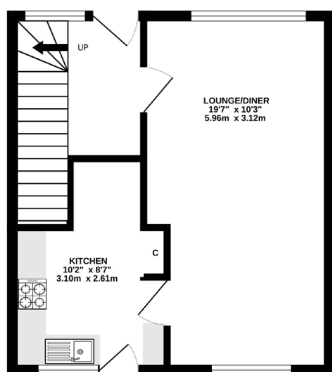
## Viewing

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 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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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.