



**lindsays**

**28 Turriff Place**  
Dundee, DD3 8RQ

*"2-Bedroom, End-Terraced Villa in move-in condition set in a well-regarded location to the north of the City"*

- Hall
- Lounge/Dining
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating C

**OFFERS OVER £120,000**





## Description

Located in the ever-popular Downfield Area of Dundee this end-terraced villa is the perfect property for a 1st time buyer looking for a home close to shops, retail parks and a host of leisure amenities. A regular bus service provides access to the city centre and beyond.

The accommodation has been exceptionally well maintained and is presented to the market in move-in condition comprising an entrance hallway with storage cupboard, well-proportioned lounge/dining room with fireplace, window to the front and French doors to the rear opening out to the garden. The kitchen has a range of fitted units with integrated hob, oven and extractor hood. There is plumbing for a washing machine and space for a fridge-freezer. Upstairs there are two good-sized bedrooms, one with wall length fitted wardrobes, and the shower room with fitted vanity units.

Outside to the rear is a very private garden with lawn, timber decked area and summerhouse. The front garden is laid to provide off-street parking.

Included in the sale are the fitted floor coverings, window blinds, integrated kitchen appliances as detailed and the summerhouse. Washing machine, tumble dryer and fridge-freezer may be included in the sale (no warranties provided).

Properties of such a high standard in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate this lovely home.

## 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.

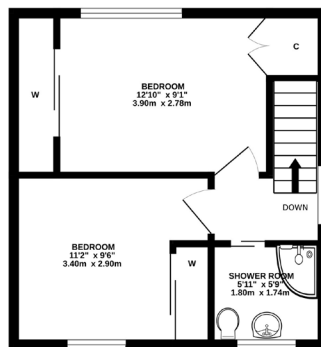
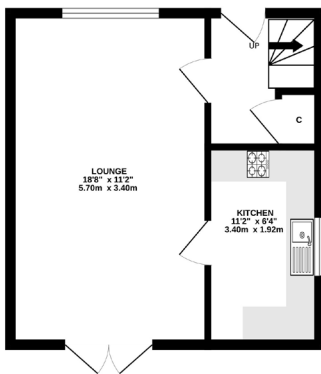
## Viewing

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 here, measurements of doors, windows, stairs 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 floorplan 6/20/20

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.