



lindsays

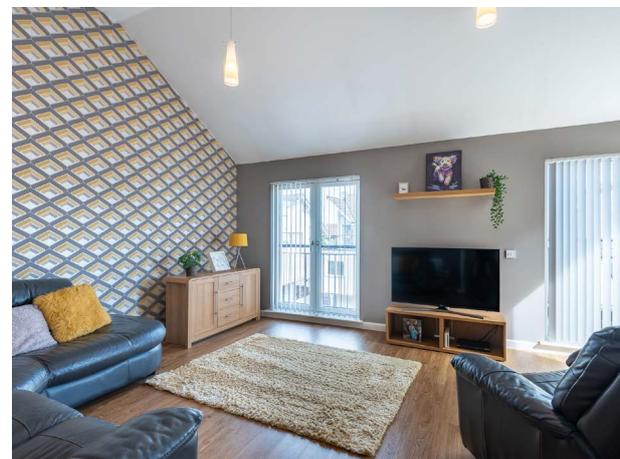
74 Clement Park Place,
Dundee, DD2 3JN

"An impressive semi-detached townhouse in move-in condition in a select development of similar properties"

- Hall
- WC/Cloakroom
- Lounge
- Open Plan Kitchen/Dining/Family Room
- Utility Room
- Primary Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Driveway & Gardens

EPC Rating Band B

OFFERS OVER £270,000



Description

Lindsays are delighted to offer to the market this beautifully presented four-bedroom semi-detached townhouse which is located in a small select development of similar style properties to the north of the city, convenient for access to schools, local shops, supermarkets and within easy reach of the Kingsway and A90 dual carriageway. This lovely home 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, garden shed and the integrated kitchen appliances as detailed.

On the ground floor there is a lovely wide and welcoming entrance hall, stylish open plan kitchen/dining/family room with wall and base units, breakfast bar, integrated hob, oven, extractor hood and dishwasher. There are windows to both the front and rear and is space for a dining table and other occasional furniture. The utility room has space and plumbing for a washing machine and tumble dryer. A door opens out to the side from here. Moving to the upper floor there are three bedrooms all with fitted wardrobes and the family bathroom with instant shower over the bath. The top floor plays host to the impressive lounge which has access to a balcony, which is an ideal spot in which to relax and enjoy the sun and the principal bedroom which has an en-suite shower room. Outside to the rear is a beautifully maintained garden with areas of lawn, timber deck and chipped stones perfect for children to play in or to entertain alfresco style. There is also a large garden shed. To the front the garden area is paved to provide off-street parking.

Factor Fees are payable for maintenance of the mutual areas of around £10 a month.

This is a great family home, and we highly recommend viewing to appreciate the size and very high standard of finish and presentation.

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

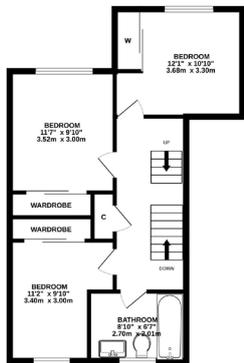
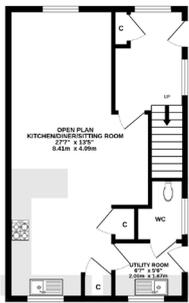
Call owner direct on 07415 706195 or through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The 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 capability or efficiency can be given.
Made with Metropix (2025)



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.