



lindsays

41 Dean Avenue
Dundee DD4 7LG

"Well presented three bedroom terraced villa in a popular residential area"

- Hallway
- Lounge/Diner
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Gardens

EPC Rating Band C

OFFERS OVER £145,000



Description

This is an excellent opportunity to purchase this well presented three bedroom terraced villa in a popular residential area. Dean Avenue is ideally situated for ease of access to a number of local amenities including shops, schools and is a short distance from a regular commuter bus route.

The accommodation comprises: hallway, bright and spacious lounge/diner, fitted kitchen with large store/larder, three bedrooms and shower room. Benefits include double glazing, gas central heating and attic space.

Externally the front garden is laid with stone chippings for ease of maintenance. The rear garden is open plan with a combination of lawn and paving stones. The timber shed will be included in the sale.

The property will appeal to a number of buyers and early 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.

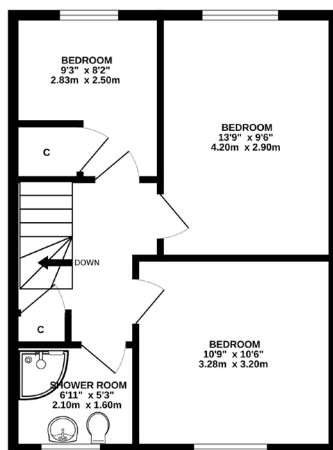
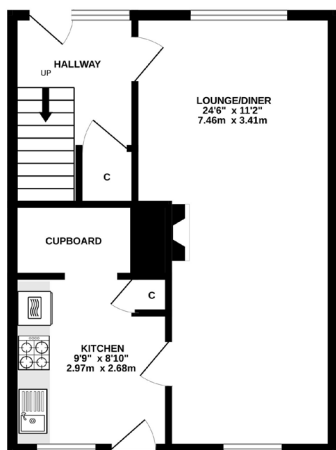
Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, 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

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.