



**lindsays**

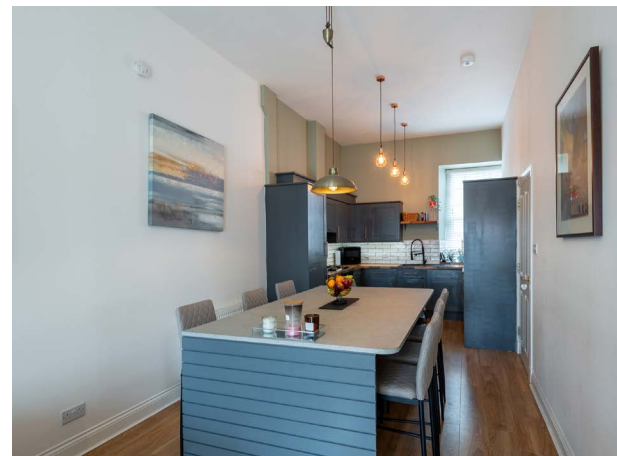
16 Chandlers Lane,  
Dundee DD1 3DH

*"Impressive four-bedroom townhouse in move-in condition, situated in the historic part of the City Quay development".*

- Entrance Vestibule
- Reception Hall
- WC/Cloakroom
- Open Plan Lounge/Kitchen/Dining
- Four Bedrooms (Principal En-Suite)
- Two Bathrooms
- Garden
- Parking

EPC Rating C

**OFFERS OVER £310,000**





## Description

Lindsays are delighted to offer to the market a rare opportunity to acquire a stone-built 'A' listed terraced townhouse situated on one of the oldest and most historic streets within the area. Converted from the former harbour workshops and offices of the Panmure shipyard dating back to 1837. The Panmure shipyard built the RRS Discovery. Situated close to the city centre, convenient for access to a host of amenities. The property has been exceptionally well maintained by the current owner and is beautifully presented in move-in condition, which will appeal to the more discerning of buyer. Included in the sale are the fitted floorcoverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

The reception hall has a wc/cloakroom and a useful storage cupboard below the stairs. The main living area is a delightful open plan space with doors opening out to the private garden. There is a central island unit which provides a dining area, with the kitchen area being fitted with a range of units with integrated hob, oven, extractor hood, fridge, freezer, dishwasher and washing machine. The first floor hosts the most impressive principal bedroom which has wall length built-in wardrobes and an en-suite shower room, and a further double bedroom. On the top floor there are two double bedrooms and a bathroom. Outside there is an enclosed private garden with areas of lawn and timber deck, and a designated parking space.

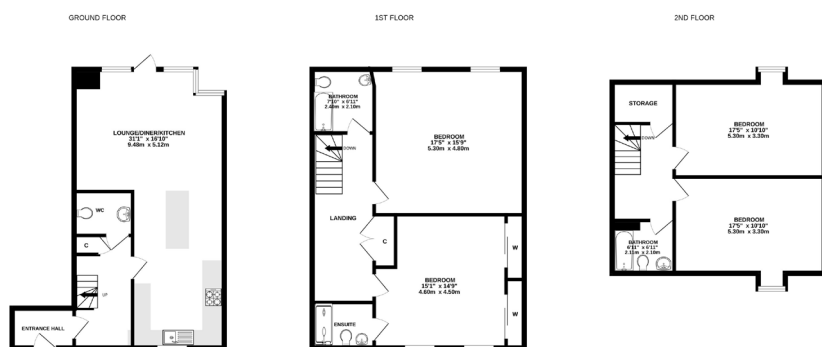
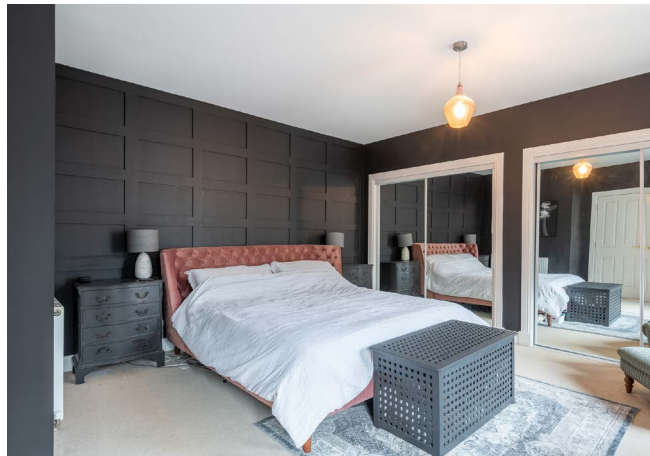
This is the perfect property for a young professionals and families, and we recommend viewing to appreciate this lovely home.

## 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)



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 misstatement. This plan is to illustrate purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MapInfo 10.0.2.0

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.