



lindsays

7 Elliot Court,
Elliot Road, Dundee DD2 1TB

"Immaculately presented, three bedroom semi detached villa in the much sought after West End of Dundee"

- Entrance Hallway
- Lounge
- Upper Family Room
- Dining Kitchen
- Principal Bedroom with Ensuite Shower room
- Two Further Bedrooms
- Family Bathroom
- Garage & Designated Parking
- Drying Green
- Garden

EPC Rating C

OFFERS OVER £340,000



Description

Lindsays are delighted to offer to the market this immaculately presented, three bedroom semi detached villa in a much sought after location. Elliot Court is ideally situated for ease of access to a large number of local amenities including Ninewells Teaching Hospital.

The property is in move in condition and offers the buyer versatile accommodation spread over two floors. There is a reception hallway with built in storage and a stylish lounge with wood burning stove. A bright and spacious dining kitchen with integrated appliances, good sized double bedroom and a beautiful modern family bathroom with separate cubicle. Upstairs there is lovely family room which leads to the principle bedroom with built in wardrobe and ensuite shower room. Bedroom three is also on this level and has a built wardrobe and is currently utilised as a home office.

Benefits include double glazing, gas central heating and an abundance of storage throughout. This includes a good sized attic space.

Externally there is a well-maintained garden which wraps around the property which is laid with a combination of lawn, patio and stone chippings with a number of mature plantings. Off street parking is provided in the form of a designated parking space while there are two additional visitors spaces. The detached garage is accessed via Eton Street and offers an additional space in front of this.

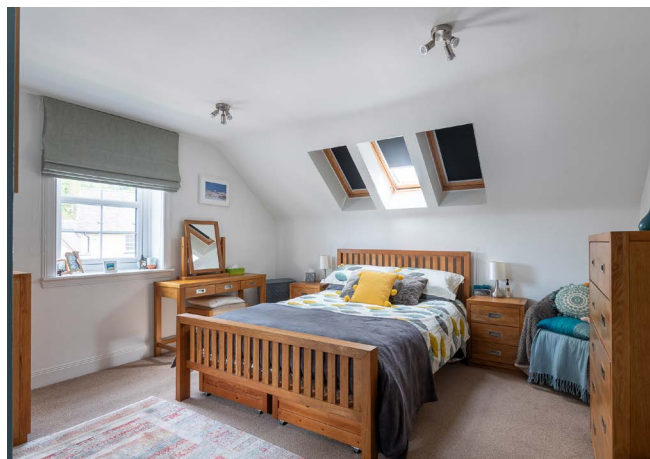
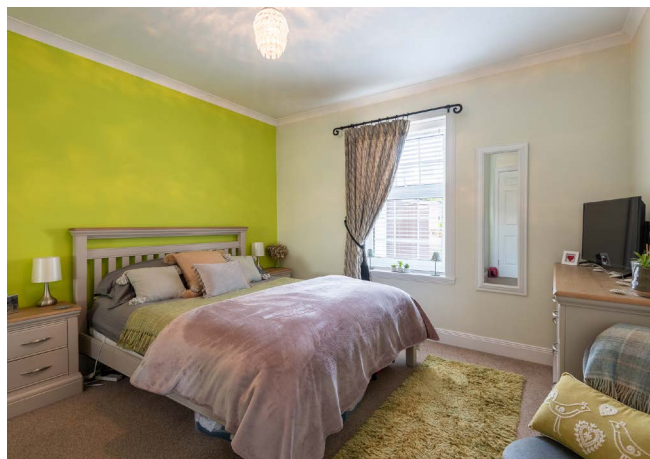
This beautiful family home can only be fully appreciated by viewing which is highly recommended.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

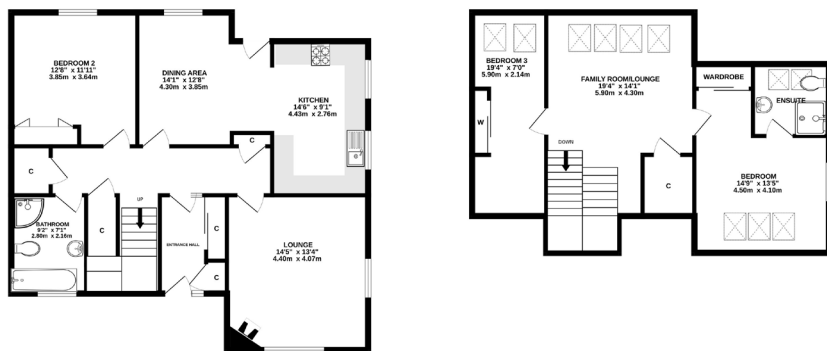
Viewing

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



GROUND FLOOR

1ST FLOOR



We believe every attempt has been made to ensure the accuracy of the floorplans 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. 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 is given as to their operation or efficiency can be given. Made with Metropix 12/2025

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.