



**lindsays**

**20 Kingsway Terrace**  
Dundee, DD3 8JU

*"A three bedroom mid terraced villa in a very popular location"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Rear Garden

EPC Rating C

**OFFERS OVER £115,000**





## Description

An excellent opportunity to purchase a three bedroom mid terraced villa which is located in a very popular area close to the Kingsway Retail Park and all local amenities. The property requires updating and this can be done to suit a buyers own taste and has been reflected in the asking price. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation on the ground floor comprises a generous lounge/dining room and kitchen. Moving to the upper floor you will find two good sized double bedrooms both benefitting from fitted storage, a single room which has been used as a utility room and the family bathroom.

Externally at the front of the property lies a mono bloc off street parking area. The main garden lies at the rear and is mainly paved.

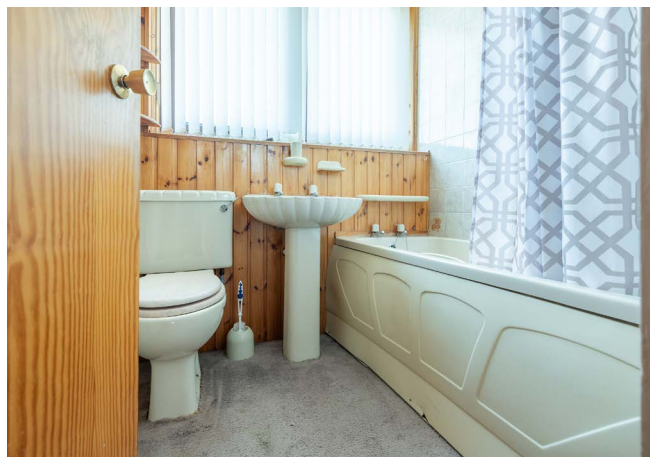
This is an excellent property which can be upgraded to a suit a variety of buyers needs and viewing is highly recommended.

## 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.

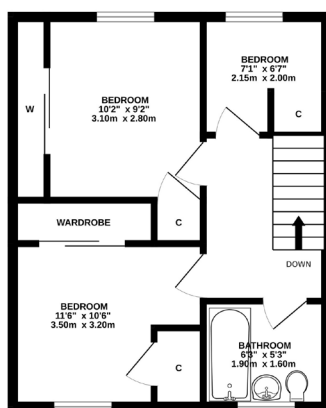
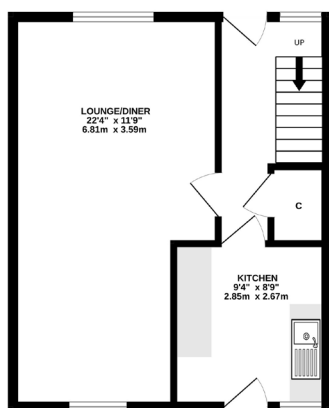
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 as to their operability or efficiency can be given.  
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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.