



**lindsays**

**7 Blantyre Place,  
Dundee, DD3 8RW**

*"Extended Semi-Detached Villa set in a desirable location, ideal for the family buyer".*

- Entrance Vestibule
- Reception Hall
- Lounge
- Kitchen/Dining/Family Room
- 3 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway & Garage
- Gardens

EPC Rating C

**OFFERS OVER £150,000**





## Description

This extended semi-detached villa offers spacious accommodation over two levels ideal for the growing family. The property has been upgraded over recent years and is presented to the market in move-in condition. Located in the popular residential area of Downfield, to the north of the city, convenient for schools, local shops, supermarkets and retail parks and with easy access to the city centre by regular public transport.

The accommodation comprises; entrance vestibule, reception hall, well-proportioned lounge with window to the front, a modern kitchen/dining/family room with integrated extractor hood, dishwasher, fridge and freezer. There is space for a family sized dining table and chairs and sofa if required. Doors open from here to the rear garden. A useful utility room sits off this room with plumbing for a washing machine and space for a tumble dryer. The bathroom is located on the lower floor, stylishly decorated and fitted with wc, wash hand basin and bath with thermostatic shower. Upstairs all three bedrooms are good sized, with bedroom one having wall length fitted wardrobes.

Outside the front garden is laid with chipped stones for ease of maintenance and a driveway providing off-street parking leading to the single garage which recently had a new roof fitted. The rear garden is fully enclosed with areas of lawn and timber deck which provides the ideal spot for outdoor entertaining.

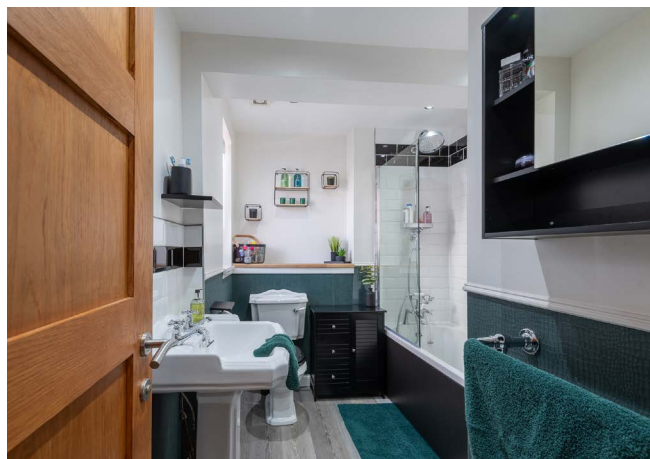
The property is likely to appeal to a range of buyers and we do recommend early viewing to appreciate. It should be noted that this property is of non-standard construction, however we understand lending is available and we would advise potentially interested parties to check with their mortgage lender prior to submitting an offer of purchase.

## 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.

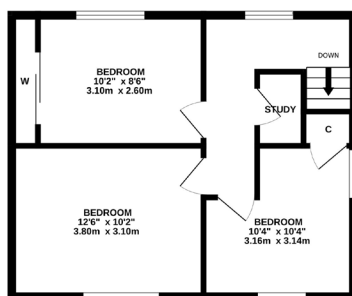
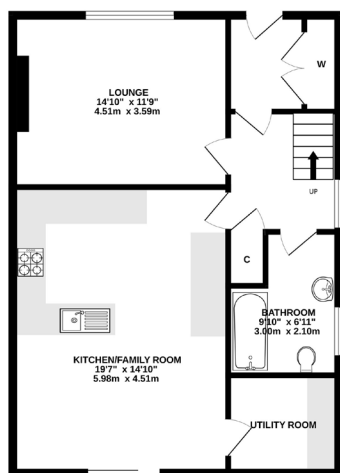
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



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 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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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.