



lindsays

32 Lethnot Street,
Broughty Ferry DD5 2QS

*"Spacious four bedroom detached villa
in a much sought after location"*

- Hallway
- Lounge
- Dining Room
- Breakfasting Kitchen
- Four Bedrooms
- Family Bathroom
- WC
- Double Garage
- Drive & Gardens

EPC Rating D

OFFERS OVER £370,000



Description

This is an excellent opportunity to purchase this spacious four bedroom detached villa in a much sought after location. The property is situated in a lovely small cul de sac which is just a short distance from a number of local amenities. This includes highly regarded schooling on both a primary and secondary level.

There is versatile accommodation spread over two floors and comprises on the ground floor: hallway, bright and spacious lounge, dining room, breakfasting kitchen and WC. Upstairs there are four good sized bedrooms all with built in wardrobes and family bathroom with corner jacuzzi bath with shower over. Benefits include double glazing, gas central heating and attic space. Included in the sale will be all floor and window coverings along with light fittings. All kitchen white goods will also be included. (No guarantees given)

Externally the monoblock drive leads to the detached double garage which has power and light. The garden to the front is low maintenance with stone chippings and a selection of mature plantings. While the rear garden is fully enclosed with a combination of lawn and stone chippings.

This 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.

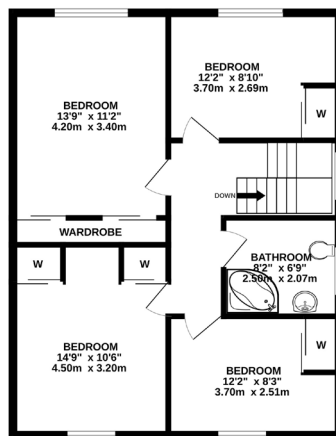
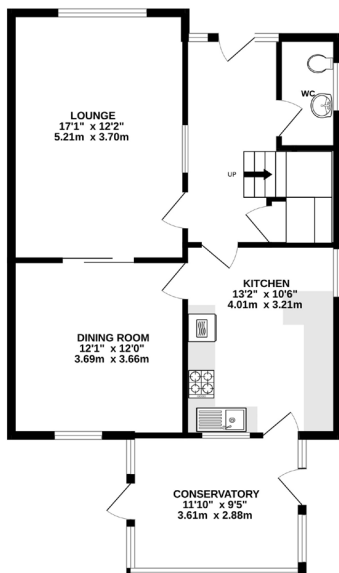
Viewing

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 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.
Made with Metreplan (©2005)

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.