



lindsays

9 Haddington Place,
Dundee, DD4 0RJ

*"An attractive end-terraced villa
in move-in condition in a popular
residential area"*

- Vestibule
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Triple Glazing
- Modern Electric Heating
- Off Street Parking
- Large Private Garden

EPC Rating D

OFFERS OVER £140,000



Description

This end-terraced villa is located in a quiet cul-de-sac in a popular area to the north of the city. The property is in move in condition throughout and practical benefits include triple glazing and modern electric heating.

Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated oven, hob, dishwasher, fridge freezer and freestanding washing machine in the kitchen. (no warranties provided). The lawnmower may be included by separate negotiation.

The accommodation is entered through the vestibule into the well-proportioned lounge/dining room with natural wood flooring. The kitchen is fitted with a range of units with integrated hob, double oven, extractor hood, fridge and freezer. Both double bedrooms benefit from built-in wardrobes and the bathroom has a shower and glazed screen over the bath.

Outside at the front of the property there is a driveway providing off street parking and a large area to the side which may be ideal for the construction of a garage if required (subject to planning consents being obtained). The main garden lies at the rear and is extensive, currently laid with lawn for ease of maintenance.

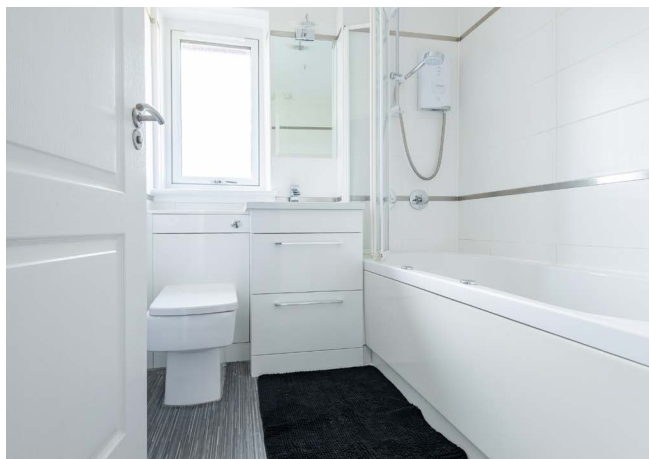
This is an ideal home for a first-time buyer or as an investment property and viewing is highly recommended to appreciate.

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.

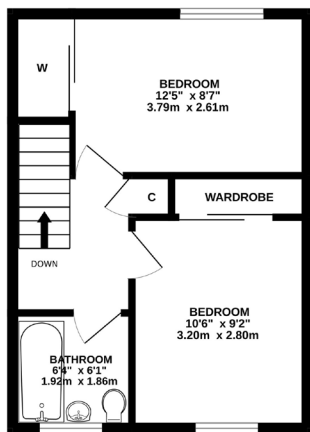
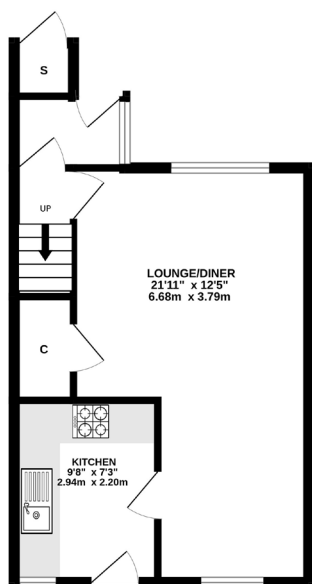
Viewing

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 Metronix iCAD3.

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.