



lindsays

4 Pitcairn Road,
Dundee, DD3 9EQ

"Spacious, Detached 4 Bedroom Family Villa in move-in condition".

- Vestibule & Hallway
- Lounge
- Kitchen
- Four Bedrooms (1 x E/S)
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Gardens

EPC Rating D

OFFERS OVER £255,000



Description

Located in a very popular area to the north of the city this detached villa has been upgraded and maintained to a high standard, offering spacious, versatile accommodation over two levels ideal for the growing family looking for a home close to schools, shops and a host of leisure amenities. A regular bus service provides access to the city centre and beyond.

The accommodation comprises on the ground floor; vestibule, hallway, lounge, conservatory, kitchen with integrated hob, oven and extractor hood. There is plumbing for a washing machine and dishwasher and space for an 'American' style fridge-freezer. There are also two good sized double bedrooms and family bathroom on this lower floor. Upstairs there are two double bedrooms, one of which has an ensuite shower room. Outside to the rear is a good-sized garden with lawn and a large timber deck, perfect for outdoor entertaining. To the front the garden has lawn and borders and a driveway providing off-street parking leading to the single garage.

Included in the sale are the integrated kitchen appliances as detailed, fitted floor coverings and window blinds (where fitted).

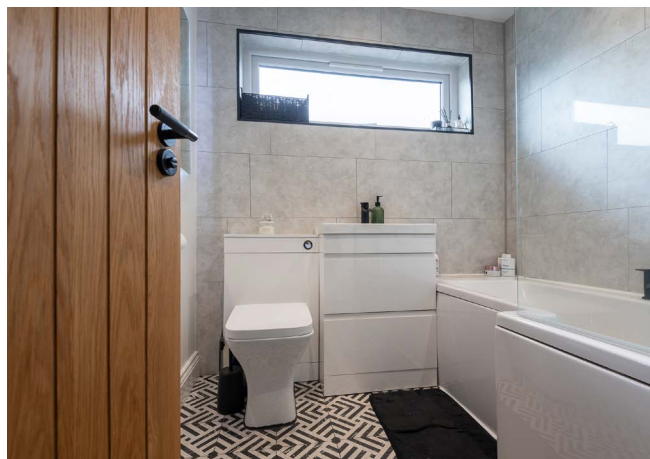
Properties in this area are always quick to sell, therefore we do highly recommend early viewing to appreciate the size and very high standard of this lovely home.

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.

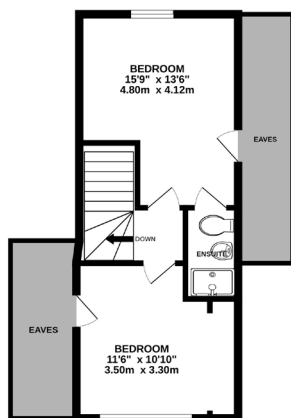
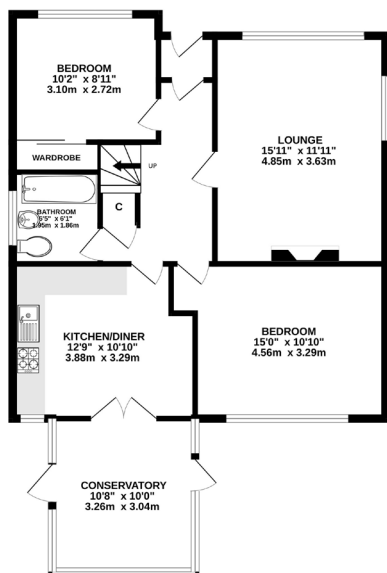
Viewing

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 Metaplan (2020)

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.