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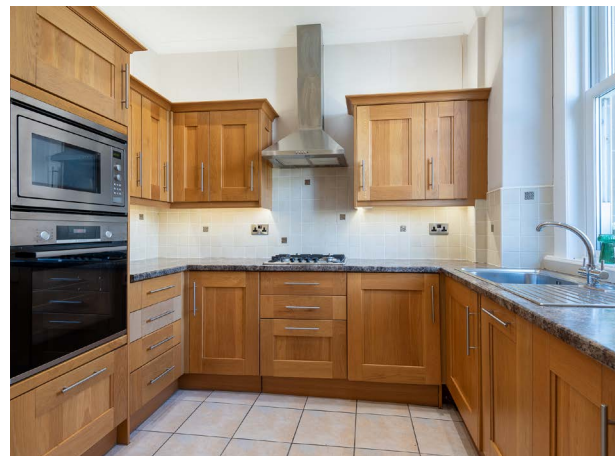
426 Blackness Road,
Dundee DD2 1TQ

"Traditional four bedroom semi detached villa in the much sought after West End of Dundee"

- Lounge
- Dining Room
- Family Room
- Fitted Kitchen
- Four Double Bedrooms
- Shower room
- Family Bathroom
- Garage
- Gardens

EPC Rating D

OFFERS OVER £420,000



Description

This is an excellent opportunity to purchase this traditional four bedroom semi detached villa in a much sought after West End location. Due to its elevated position the property enjoys lovely views towards the River Tay. Blackness Road is ideally situated for ease of access to local amenities including schools and a number of independent shops and restaurants on the popular Perth Road. There is a regular commuter bus route close by offering straight forward access to Dundee City Centre and both Universities. Ninewells Teaching Hospital is just a short distance away.

The property is in move in condition and offers versatile accommodation spread over two floors. On the first floor there is a bright and spacious lounge with bay window and feature fireplace. There is a large dining room and fitted kitchen with integrated appliances. The family room had patio doors leading to the rear garden and could be utilised as bedroom 5 depending on the buyers requirements and a shower room. Upstairs there are four good sized double bedrooms on of which has built in wardrobes and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally there is a single garage and low maintenance garden. This is laid with paving stones and has two large stores. The rear garden is fully enclosed and has been beautifully landscaped. It has been laid mainly in lawn with a large selection of mature plantings. While the large terrace makes the most of the lovely views towards the River Tay.

Early viewing is highly recommended to fully appreciate the property on offer.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

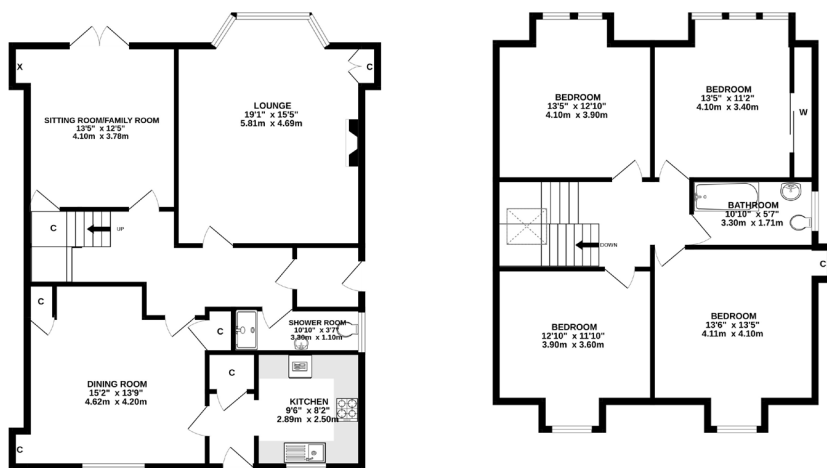
Viewing

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 (2025)

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.