



lindsays

22 Hyndford Place,
Dundee DD2 1HS

"Immaculately presented three bedroom detached villa in the much sought after West End of Dundee"

- Reception Hallway
- Lounge/Dining Room
- Family/Dining/Kitchen
- Sunroom
- Three Double Bedrooms
- Shower room
- Ensuite Bathroom
- Utility & WC
- Gardens
- Drive

EPC Rating D

OFFERS OVER £375,000



Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom detached villa in the much sought after location. Hyndford Place 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 has been maintained to a high standard and offers the buyer a beautiful family home with versatile accommodation spread over two floors. There is a large reception hallway which could be utilised as a study area. While the bright and spacious family/dining/kitchen to the rear runs the length of the property. A wood burning stove sits in the corner and patio doors lead to the sunroom. To the front of the property there is a lovely dining room which could equally be used as a lounge dependent on the buyers requirements. There is also a useful WC and utility room. Upstairs the principal bedroom with ensuite bathroom, two further bedrooms and shower room. Benefits include double glazing, gas central heating and attic space. The property also enjoys views towards the River Tay from the rear garden.

Externally there is a garden to the front which is laid with stone chippings and a selection of mature plantings and has off street parking. The rear garden has been beautifully maintained with manicured lawn, stone chippings, decking and mature plantings.

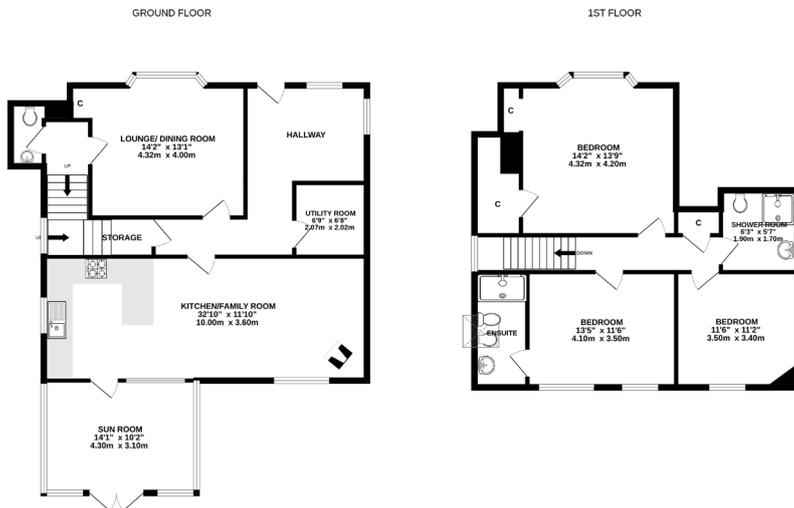
This property will appeal to a number of buyers and early viewing is highly recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.
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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.